

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0824801053 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/04/2008 12:40 PM Pg: 1 of 5

THIS AGREEMENT, made this 28th day of August, 2008, between Gongola Development Corporation, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and JOSEPH DE STEIGER and ASHLEY DE STEIGER, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety, of 2711 N. Magnolia, #1F, Chicago, Illinois,

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the officers of said Corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

5hc

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, of itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to:

1 OF 2  
LND  
9A940 8135  
A39MCA  
OTT

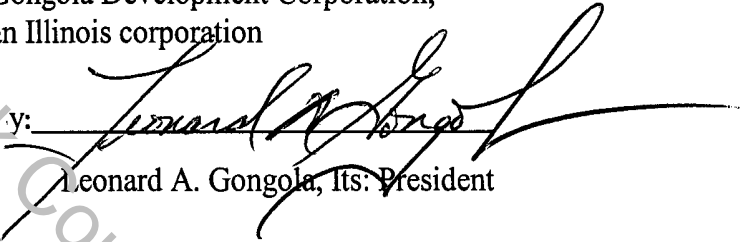
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(i) General real estate taxes not due and payable at the time of closing, (ii) The Condominium Property Act of the State of Illinois; (iii) The Condominium Documents, including all amendments and exhibits thereto; (iv) Applicable zoning and building laws and ordinances and other ordinances of record, (v) Encroachments, if any, that do not affect the residential use of the real estate, (vi) Easements, agreements, conditions, covenants, building lines and restrictions, all of which must be of record and shown on the title report, (vii) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, (viii) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Seller's expense, and (ix) attached Exhibit B.

Common Address: 2940 N. Damen Avenue, Unit 3N, Parking Space P-4, Chicago, Illinois 60618  
P.I.N.: 14-30-121-027-0000 and 14-30-121-028-0000 (entire building)


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President the day and year first above written.

Gongola Development Corporation,  
an Illinois corporation

y:   
Leonard A. Gongola, Its: President

CITY TAX

**CITY OF CHICAGO**



SEP.-2.08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


# 0000083947

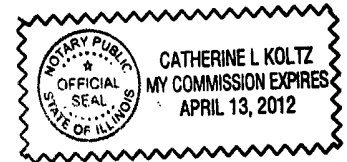
<b>REAL ESTATE TRANSFER TAX</b>
04278.75
FP 102805

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Leonard A. Gongola, personally known to me to be the President of Gongola Development Corporation, an Illinois corporation, and personally known to me to be the same person who name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of August, 2008.


  
Notary Public



This Transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (e).

STATE TAX

**STATE OF ILLINOIS**



AUG.29.08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003165

<b>REAL ESTATE TRANSFER TAX</b>
00407.50
FP 102808

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG.29.08

REVENUE STAMP

# 0000000985

<b>REAL ESTATE TRANSFER TAX</b>
00203.75
FP 102802

# UNOFFICIAL COPY

This instrument prepared by: Marc J. Leaf, Law Offices of Marc J. Leaf, P.C., One North LaSalle Street, Suite 1620, Chicago, Illinois 60602

Mail to:

Mr. John H. Ciprian  
8501 W. Higgins  
Suite 440  
Chicago, Illinois 60631

Send Subsequent Tax Bills to:

JOSEPH DE STEIGER  
and ASHLEY DE STEIGER  
2940 N. Damen, Unit 3N  
Chicago, Illinois 60618

Property of Cook County Clerk's Office

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## *Exhibit B*

### ***SUBJECT TO:***

“Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.”

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**UNOFFICIAL COPY****STREET ADDRESS:** 2940 NORTH DAMEN AVENUE APT 3N**CITY:** CHICAGO **COUNTY:** COOK**TAX NUMBER:** 14-30-121-027-0000**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 3N IN THE 2940 N. DAMEN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7 AND 8 IN BLOCK 1 IN WILLIAM HAHNE'S SUBDIVISION OF THE NORTH 1/2 OF LOT 13 IN SNOW ESTATE SUBDIVISION BY SUPERIOR COURT PARTITION OF THE EAST 1/2 OF NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726415073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-4, , A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0726415073.

Property of Cook County Clerk's Office