

# UNOFFICIAL COPY

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**SPECIAL WARRANTY DEED**



Doc#: 0825426047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2008 08:32 AM Pg: 1 of 3

**THIS INDENTURE**, made this 13<sup>th</sup> day of August, 2008, between **RSD GALEWOOD, LLC**, an Illinois limited liability company 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 ("**Grantor**"), and, **Richard J. Mosquera**, an INDIVIDUAL ("**Grantee**"), whose address is 2916 N. Monte Clare Ave., Chicago, IL 60634

**WITNESSETH** that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **1838 N. Laramie Ave., Units B and P-2, Chicago, Illinois**

*This space reserved for Recorder's use only.*

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

**TO HAVE AND TO HOLD** the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

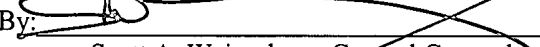
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as described on Exhibit A, and Grantor reserves to itself, 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.

**IN WITNESS WHEREOF**, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:  
Scott A. Weisenberg, Esq.  
Red Seal Development Corp.  
425 Huehl Road, Building 18  
Northbrook, IL 60062

**RSD GALEWOOD, LLC**, an Illinois limited liability company  
By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation,  
its sole manager

By:   
Scott A. Weisenberg, General Counsel

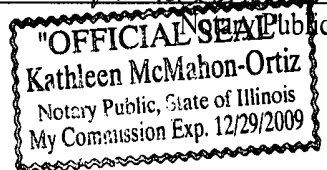
**BOX 333-CP**

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Scott A. Weisenberg, personally known to me to be the General Counsel of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **RSD GALEWOOD, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 15<sup>th</sup> day of August, 2008.





## SEND RECORDED DEED TO:


Dianne C. Elman  
Rangel & Rangel & Associates  
2332 N. Milwaukee Ave.  
Chicago, IL 60647

## SEND SUBSEQUENT TAX BILLS TO:

Richard J. Mosquera  
1838 N. Laramie Ave., Unit B  
Chicago, Illinois 60639

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
	SEP.-5.08	# 0000051711	00226.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
COUNTY TAX 	SEP.-5.08	# 0000051793	00113.25
REVENUE STAMP			FP 103034

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
	SEP.-5.08	# 0000002295	02379.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			FP 103033

**UNOFFICIAL COPY****EXHIBIT A****PARCEL 1:**

UNITS **B** AND **P-2** IN THE ENCLAVE AT GALEWOOD CROSSINGS LOT 10 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 10 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0822510008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY.

**STREET ADDRESS:** 1838 N. Laramie Ave., Unit B, Chicago, Illinois  
**P.I.N.:** 13-33-300-024

**SUBJECT TO:**

(1) GENERAL AND SPECIAL REAL ESTATE TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ACTS OF GRANTEE AND OF THOSE CLAIMING BY, THROUGH OR UNDER GRANTEE; (3) COVENANT MADE BY RSD GALEWOOD, LLC RECORDED MARCH 8, 2007 AS DOCUMENT 0706739002; (4) MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ENCLAVE AT GALEWOOD CROSSINGS MADE BY RSD GALEWOOD, LLC RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734434123; (5) DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, CONVENANTS AND BY-LAWS FOR THE ENCLAVE OF GALEWOOD CROSSINGS LOT 10 CONDOMINIUM ASSOCIATION RECORDED ON AUGUST 12, 2008 AS DOCUMENT NUMBER 0822510008; (6) TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS CONTAINED IN THE GALEWOOD RESIDENTIAL PLAT OF SUBDIVISION RECORDED MARCH 29, 2007 AS DOCUMENT NO. 0708815072; (7) NO FURTHER REMEDIATION LETTER RECORDED FEBRUARY 13, 2008 AS DOCUMENT NUMBER 0804434152; (8) AGREEMENT FOR A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR ROADWAY PURPOSES AND ACCESS TO THE RIGHT OF WAY MADE BY RSD GALEWOOD, LLC AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731122072; (9) NON-EXCLUSIVE, PERPETUAL EMERGENCY EASEMENT FOR VEHICULAR INGRESS AND EGRESS, MADE BY RSD GALEWOOD AND KERASOTES SHOWPLACE THEATRES, LLC RECORDED NOVEMBER 7, 2007 AS DOCUMENT NUMBER 0731133104.