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**SPECIAL WARRANTY DEED  
ILLINOIS**

Doc#: 0826841012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/24/2008 10:05 AM Pg: 1 of 3

**UPON RECORDING MAIL TO:**

Lisa A. Raimondi  
Raimondi Law Group, Ltd.  
9302 Gulf Stream, Suite C  
Frankfort, IL 60423

**SEND SUBSEQUENT TAX BILLS TO:**

Matthew G. Furnish  
3213 South Wells, Unit 2  
Chicago, IL 60616

The Grantor, 4319-33 South Halsted LLC, an Illinois limited liability company, ("Grantor"), of 200 W. 31<sup>st</sup> Street, Chicago, Illinois 60616, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Matthew G. Furnish ("Grantee"), an unmarried person, of 3225 S. WELLS ST #2R, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

**SEE ATTACHED EXHIBIT A**

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: covenants, conditions and restrictions of record and general real estate taxes for the year 2007 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

**The Tenant of Unit 2 had no right of first refusal.**

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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 17-33-211-005-0000

Address of real estate: 3213 South Wells, Unit 2, Chicago, Illinois 60616

Dated this 19<sup>th</sup> day of September, 2008.

4319-33 South Halsted LLC

By: Thomas J. Ferro, Jr.  
Thomas J. Ferro, Jr., Member

Handwritten notes on the left margin: "SBS", "1 of 2", "LND", "WP 8377937", "BRACKIN", "ATI".

Handwritten note at the bottom: "Box 334".

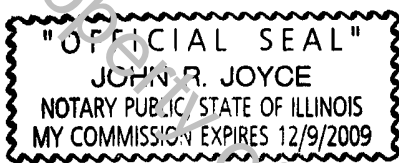
Handwritten initials "JC" on the right side.

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State of Illinois )  
                                  )SS  
County of Cook )

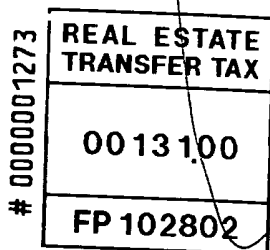
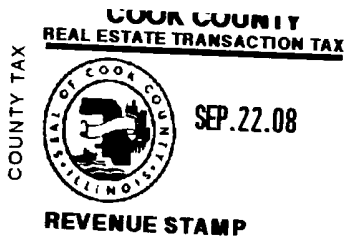
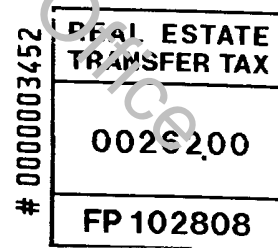
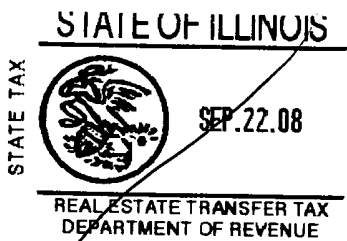
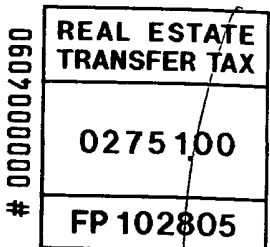
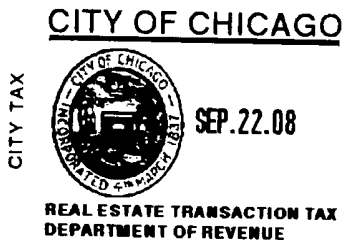
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT Thomas J. Ferro, Jr., personally known to me to be the Member of 4319-33 South Halsted LLC, an Illinois limited liability company, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member, he signed and delivered the said instrument pursuant to authority given said company, 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 19<sup>th</sup> day of September, 2008.



*John R. Joyce*  
Notary Public

This instrument prepared by:  
John R. Joyce  
Clark Hill PLC  
150 N. Michigan Avenue, Suite 2400  
Chicago, Illinois 60601  
312-985-5927



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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 2 IN THE 3213 SOUTH WELLS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 69 IN E. N. LARMON'S SUBDIVISION OF BLOCK 3 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0820034099 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-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0820034099.

Property commonly known as: 3213 South Wells, Unit 2, Chicago, Illinois 60616  
P.I.N.: 17-33-211-005-0000

Cook County Clerk's Office