



Doc#: 0826950003 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/25/2008 09:17 AM Pg: 1 of 4

Special Warranty Deed

THE GRANTOR,
Westernview II, LLC, an
Illinois limited liability
company, with its principal
place of business at 3931 West
Dickens, City of Chicago, State
of Illinois, County of Cook, for
and in consideration of Ten and
00/100 (\$10.00) Dollars and
other good and valuable
consideration in hand paid,

Horizon View Title, Inc.

File No. 08-0002P

1 of 3

(above for recorder's use only)

CONVEYS and WARRANTS against any person claiming by, through or under Grantor to
Iqbal Fatima, unmarried all of its right, title and interest in the
following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 19-01-215-157 (Affects Underlying Land)

Commonly Known As: 4156 S. Western, Unit 2, Chicago, Illinois 60609 (including Parking Space
No. 1)

Subject to: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special
taxes or assessments for improvements not yet completed and other assessments or installments
thereof not due and payable as of the date hereof; (iii) the Condominium Property act of the State of
Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all
amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto;
(v) public, private and utility easements including any easements established by or implied from the
Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and
restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions;
(viii) road and highways, if any; (ix) leases and licenses affecting Common Element and/or the
common property governed and operated by the 4156 S. Western Condominium Association; (x) acts
done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantor's
mortgage.

The Grantor assigns to the Grantee the exclusive right to use, as a Limited Common Element
appurtenant to Unit 2 and Parking Space 1 described above, as designated on the plat of survey
described above, subject to all terms and provisions of the Declaration.

The 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.

HP

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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.

The tenant, if any, of Unit 2 and parking space 1 has failed to exercise the statutory right of first refusal, and has thus waived said right.

DATED this 5th day of September, 2008.

Westernview II, LLC

Igor Kuisonolko

By: Manager & Authorized Agent to Execute this
Special Warranty Deed

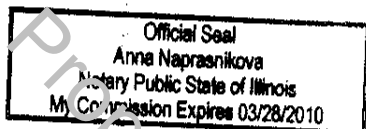
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Igor Krivoruchko is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared to me this day in person, and acknowledged they signed this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 5th day of September 20 08.



[Signature]
 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Kaplan Law Offices, P.C.
 4043 Dempster Street
 Skokie, Illinois 60076
 (847) 676 - 8600

MAIL TO:
Iqbal Fatima
641 N. Talman #2
Chicago IL 60659

SEND TAX BILLS TO:
Iqbal Fatima
641 N. Talman #2
Chicago IL 60659

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 563378 \$3,385.00
 09/19/2008 12:03 Batch 10275 32



STATE TAX
 STATE OF ILLINOIS
 SEP. 25. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 0037000
 FP 103051
 # 0000002155

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 SEP. 25. 08
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 0018500
 FP 103048
 # 0000002176

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Horizon View Title, Inc. an Agent of Tigor Title

Commitment Number: 08-00002P

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2 IN 4156 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

THE SOUTHERLY 24.20 FEET OF THE NORTHERLY 145.20 FEET OF LOTS 9 THROUGH 15 (INCLUSIVE) IN BLOCK 1 IN PHARE AND SACHETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2008 AS DOCUMENT NUMBER 0821045117; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAN OF SURVEY RECORDED AS DOCUMENT 0821045117.

PERMANENT INDEX NUMBERS: 19-01-215-157-0000 (NOTE: AFFECTS THE LAND AND UNDERLYING PROPERTY)

COMMONLY KNOWN AS: 4156 S. WESTERN AVE., UNIT 2, CHICAGO, ILLINOIS 60609