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INSTRUMENT PREPARED

By:
Marty Deroine
210 North Clark Street
Suite 2025
Chicago, Illinois 60604

Doc#: 0826957065 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2008 08:45 AM Pg: 1 of 4

9-19
GIT
4344215 (1/2)

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 16th day of September 2008, between 5007 Lawndale Corporation, ~~L.L.C.~~, an Illinois Corporation created and existing under and by virtue of law of the State of Illinois and duly authorized to transact business in the State of Illinois and ("Grantor"), and Julia Bravo & Jesse Herrera, ("Grantee"), 5029 South Elizabeth Chicago, IL, 60609, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's 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.

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the townhome documents (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the townhome documents for the benefit of the remaining property described therein.

CITY OF CHICAGO
CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
SEP. 23. 08

REAL ESTATE TRANSFER TAX
0000004976
0357000
FP 103018

STATE OF ILLINOIS
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
SEP. 23. 08

REAL ESTATE TRANSFER TAX
00000047039
0034000
FP 103014

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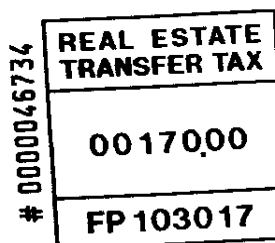
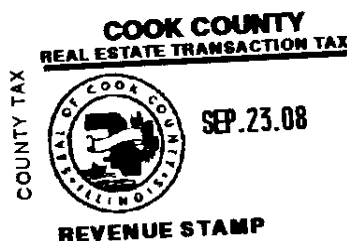
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the townhome documents the same as though the provisions of the townhome documents were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee 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; subject only to:

- (i) general real estate taxes are not due and payable at time of closing.
- (ii) public utility easements, if any, whether recorded or unrecorded.
- (iii) covenants, conditions, restrictions, easements, building lines encroachments and agreements of record which do not unreasonably interfere with the use of the Purchased Residence for residential purposes, or impair their merchantability, or which pertain solely to the Common areas.
- (iv) special taxes or assessments for improvements not yet completed;
- (v) the Association Documents, including all amendments and exhibits thereto;
- (vi) applicable zoning and building laws and ordinances;
- (vii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (viii) any other matters which shall be insured over by the title insurer at no cost to Purchaser.
- (ix) townhome assessments due after the closing date.

Permanent Real Estate Index Number(s): 19-11-120-010-0000, 19-11-120-013-0000, 19-11-120-014-0000, 19-11-120-016-0000, 19-11-120-021-0000 (Affects underlying land)

Address(es) of real estate: 3623 West 50th Street, Chicago, Illinois 60629, Unit 37-3



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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

5007 Lawndale Corporation, an Illinois Corporation

By: *T. Mazola*
Theodore C. Mazola
Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Theodore Mazola as President of 5007 Lawndale Corporation, an Illinois Corporation (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of September, 2008.

Juan King

Notary Public



MAIL TO:
TO:

SEND SUBSEQUENT TAX BILLS

Law Office Joseph M. Marenco Julia Bravo & Jesse Herra
111 W. Washington #251 3623 West 50th Place
Chicago, IL 60602 Chicago, IL. 60629

OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

ORDER NO.: 1301 - 004344215
ESCROW NO.: 1301 - 004344215

1

STREET ADDRESS: 3623 WEST 50TH PLACE, UNIT 37-B

CITY: CHICAGO

ZIP CODE: 60632

COUNTY: COOK

TAX NUMBER: 19-11-120-010-0000

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

THE WEST 20.00 FEET OF THE EAST 60.17 FEET OF LOT 37 IN PARK PLACE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2007 AS DOCUMENT NO. 0734003180, IN COOK COUNTY, ILLINOIS.