

UNOFFICIAL COPY

GIT

4392451

(1/5)

This Document Prepared by:

Scott I. Yu
Attorney at Law
70 W. Madison, Suite 3700
Chicago, IL 6002



Doc#: 0826957079 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2008 10:37 AM Pg: 1 of 4

9-17
GIT

SPECIAL
WARRANTY
DEED

Individual

THIS INDENTURE, made this 16 day of September 2008, between **ADA BDA, LLC**, an Illinois Limited Liability Company, ("Grantor") and **EDYE PARKS, *** ("Grantee"), whose address is 375 West Erie, Unit 321, Chicago, Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by Grantee to the Grantor, the receipt whereof is hereby acknowledged, and by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, his/her heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

***WILKOWSKI, GERY M. WILKOWSKI, AND RITA WILKOWSKI as JOINT TENANTS**
SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 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 the Grantees, his/her heirs and assigns forever.

Grantor also hereby grants to Grantees, its successors and assigns, all rights and easements appurtenants 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, condition, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, his/her 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 Grantor, Grantor WILL WARRANT AND DEFEND,

Subject to: (i) Real estate taxes not dues and payable to the delivery of this deed; (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; utility

UNOFFICIAL COPY


easements including any easements established by or implied from the Declaration, or amendments thereto: (vi) covenants, conditions, agreements, building lines and restrictions; (viii) road and highways, if any (ix) existing leases and licenses affection the Common Elements; (x) acts done or suffered by the Grantees or anyone claiming by, through or under Grantees; and (xi) Grantee's mortgage, if any.


Permanent Real Estate Index Number: 17-08-103-023-0000 (Underlying PIN)

Address of Real Estate: 742 North Ada, Unit 4N, Chicago, Illinois 60622


IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of this day and year first written above.

ADA BDA, LLC,
An Illinois Limited Liability Company


By: 
Name: David Krug
Its: Manager

CITY OF CHICAGO
CITY TAX

 SEP. 18. 08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 # 0000004961

REAL ESTATE TRANSFER TAX
05785.50
FP 103018

STATE OF ILLINOIS
STATE TAX

 SEP. 18. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000047018

REAL ESTATE TRANSFER TAX
00551.00
FP 103014

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 SEP. 18. 08
 REVENUE STAMP
 # 0000046713

REAL ESTATE TRANSFER TAX
00275.50
FP 103017

UNOFFICIAL COPY

Exhibit A

ORDER NO.: 1301 - 004392451
ESCROW NO.: 1301 - 004392451

STREET ADDRESS: 742 NORTH ADA STREET UNIT # 4N

CITY: CHICAGO

ZIP CODE: 60642

COUNTY: COOK

TAX NUMBER: 17-08-103-023-0000

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1: UNIT 4N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 742 NORTH ADA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0729015086, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-4N, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.