

UNOFFICIAL COPY



Doc#: 0828857046 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2008 01:38 PM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Marty DeRoin.
210 South Clark
Suite 2025
Chicago, IL. 60604

4392502 113

GIT (10/16)

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 1st day of October, 2008, between Eastgate Village One, L.L.C., and Eastgate Village Two, L.L.C., a 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 Maria Perez & Danilo Perez ("Grantee"), of 5849 West 76th Street, Burbank, IL 60439 *as tenants by the entirety*

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 thereto 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 Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

CITY OF CHICAGO



OCT.-7.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

00000005070

REAL ESTATE TRANSFER TAX
0352275
FP 103018

4

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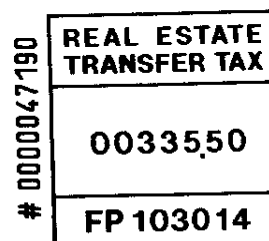
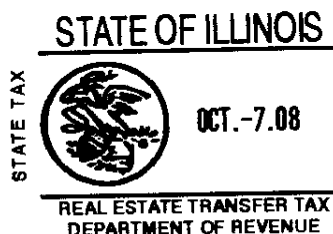
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 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:

- (a) General real estate taxes not yet due and payable;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium;
- (d) The Declaration of Condominium Ownership for Eastgate Village Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s): 17-27-129-005-0000, 17-27129-010-0000
(Affects underlying land)

Address(es) of real estate: 327 East 25th Street Chicago, Illinois 60616, Unit 67-3W
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.



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GRANTOR:

Eastgate Village One, L.L.C., and Eastgate Village Two, L.L.C., an Illinois limited liability company

By: TMazola
 Theodore C. Mazola
 Its: Managing Member

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 C. Mazola as Manager of Eastgate Village One, L.L.C., and Eastgate Village Two, L.L.C., an Illinois limited liability company (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 1st day of October, 2008.

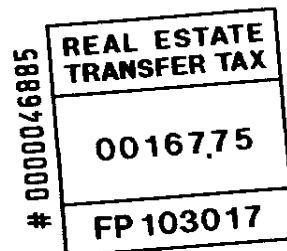
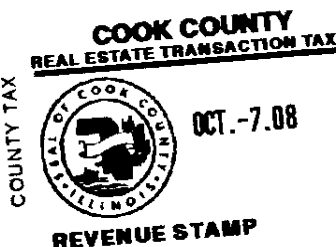


Jawa Kuzat
 Notary Public

MAIL TO:
John M. Morrone
128208 Ridgeland Unit C
Palos Heights, IL 60463

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
 Maria E. Perez & Danilo C. Perez
 5849 West 76th Street
 Burbank, IL 60459



UNOFFICIAL COPY

ORDER NO.: 1301 - 004392502
 ESCROW NO.: 1301 - 004392502

1

STREET ADDRESS: 327 EAST 25TH PLACE, UNIT 3W-67
 CITY: CHICAGO ZIP CODE: 60616 COUNTY: COOK
~~TAX NUMBER: 17-27-129-003-0000~~

STREET ADDRESS: 346 EAST 25TH PLACE UNIT 23
 CITY: CHICAGO ZIP CODE: 60616 COUNTY: COOK
~~TAX NUMBER: 17-27-129-004-0000~~

STREET ADDRESS: 346 EAST 25TH PLACE UNIT 23
 CITY: CHICAGO ZIP CODE: 60616 COUNTY: COOK
 TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL 1: UNIT 67-C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTGATE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0722222004, AND AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF SECTION 27, 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-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.