

# UNOFFICIAL COPY



Doc#: 0829556008 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2008 09:32 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. 08-00421P  
of 3

(above for recorder's use only)

**CONVEYS and WARRANTS** against any person claiming by, through or under Grantor to  
**Nazia Gondal, married to Zamir Ull Hassan Gondal** 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: 4158 S. Western, Unit 3, Chicago, Illinois 60609 (including Parking Space  
No. 2)

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 Elements and/or the  
common property governed and operated by the 4158 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 3 and Parking Space 2 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.

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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 3 and parking space 2 has failed to exercise the statutory right of first refusal, and has thus waived said right.

DATED this 16 day of Sept., 2008.

Westernview II, LLC

Igor Kuznetsov

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

City of Chicago  
Dept. of Revenue  
564632  
10/07/2008 11:16 Batch 04163 58



Real Estate  
Transfer Stamp  
\$3,385.00

STATE OF ILLINOIS

STATE TAX



OCT. 21. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0037000
# 0000002226
FP 103051

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. 21. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0018500
# 0000002246
FP 103048

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STATE OF ~~ILLINOIS~~ )  
 ) SS.  
COUNTY OF Broward )

I, the undersigned, a Notary Public in and for said County, in the State of <sup>Florida</sup> ~~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 16<sup>th</sup> day of September, 20 08.

NOTARY PUBLIC-STATE OF FLORIDA  
Geraldine Hughes  
Commission #DD759713  
Expires: FEB. 17, 2012  
BONDED THRU A LAMATIC BONDING CO., INC.

Geraldine Hughes  
NOTARY PUBLIC

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

MAIL TO:  
Nazia Gondal  
809 N. Memorial Lane  
Adel, Georgia 31620

SEND TAX BILLS TO:  
Nazia Gondal  
809 N. Memorial Lane  
Adel, Georgia 31620

Property of Cook County Clerk's Office

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Horizon View Title, Inc. as agent for Ticor Title

Commitment Number: 08-00421P

## SCHEDULE C PROPERTY DESCRIPTION

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

### PARCEL 1:

UNIT 3 IN 4158 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

LOTS 9 THROUGH 15 (INCLUSIVE) IN BLOCK 1 IN PHARE AND SACHETT'S SUBDIVISION OF THE NORTH 1/2 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, (EXCEPTING THEREOFROM THE NORTHERLY 145.20 FEET IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2008 AS DOCUMENT NUMBER 0826931068; 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 2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0826931068.

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

COMMONLY KNOWN AS: 4158 S. WESTERN AVE., UNIT 3, CHICAGO, ILLINOIS 60609