

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED  
Statutory (Illinois)**



**Doc#: 0830333081 Fee: \$40.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2008 10:28 AM Pg: 1 of 3

1 of 2 m h m a b e G  
SA 3668972

*Property of Cook County Clerk*

**THE GRANTOR**, 1032 N. Marshfield, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to ANNE WIRTZ, 1417 W. Roscoe, Unit 3, Chicago, IL (the "**GRANTEE**"), ~~as tenants by the entirety~~, the following described real estate (the "roperity") situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 1032 N. Marshfield Street Condominium Association (the "**Declaration**"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser.

Permanent Real Estate Index Number: 17-06-419-016-0000

Address of Real Estate: 1032 N. Marshfield, Unit 2F, Chicago, Illinois, 60622

CITY OF CHICAGO

CITY TAX



OCT. 27. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000004369	REAL ESTATE TRANSFER TAX
	023 10.00
	FP 102805

304334

3/8

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Dated as of the 24<sup>th</sup> day of Oct., 2008

STATE OF ILLINOIS	
STATE TAX	OCT 27 08
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 000003815	REAL ESTATE TRANSFER TAX
	0022000
	FP 102808

1032 N. Marshfield, LLC  
an Illinois limited liability company

By: Tomasz Petelski  
Tomasz Petelski, Manager

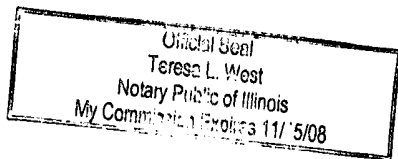
Property of Cook County, Illinois  
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	OCT 27 08
REVENUE STAMP	
# 0000001636	REAL ESTATE TRANSFER TAX
	00110.00
	FP 102802

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Tomasz Petelski, Manager of 1032 N. Marshfield, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24<sup>th</sup> day of Oct., 2008

Teresa L. West  
Notary Public



*This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661*

Upon Recording Mail to:  
Anne Wirtz  
1032 N. Marshfield #2F  
Chicago, IL 60622

Send Subsequent Tax Bills to:  
Anne Wirtz  
1032 N. Marshfield #2F  
Chicago, IL 60622

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2F IN 1032 N. MARSHFIELD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH ½ OF LOT 4 IN BLOCK 10 IN THE RESUBDIVISION OF BLOCKS 10, 13, 14, 15, AND 16 IN JOHNSTON'S SUBDIVISION OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0828016026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

“Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.”

“This Deed 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 OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.