

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

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



Doc#: 0831757009 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/12/2008 08:53 AM Pg: 1 of 4

GIT

GIT (11/5)
4392511
1/2

ABOVE SP

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 31th 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 Ana Liza Ausan ("Grantee") of 2605 South Indiana Avenue, Apt #2009 Chicago, IL 60619 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 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



NOV.-6.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005223

REAL ESTATE
TRANSFER TAX

0343350

FP 103018

STATE OF ILLINOIS



NOV.-6.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000047408

REAL ESTATE
TRANSFER TAX

0032700

FP 103014

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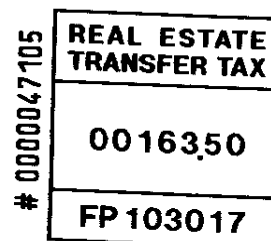
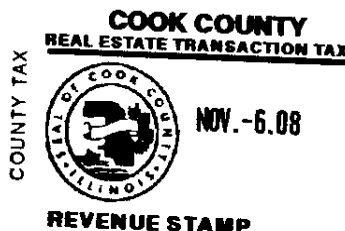
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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: 307 East 25th Street, Chicago, Illinois 60616, Unit 76-3E
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: *T.M. Mazola*
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 31st day of October, 2008.

Juwa Kizart
Notary Public



MAIL TO:

Angela Hwang
70 E. Jackson Blvd., Ste 850
Chicago, IL 60604

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

R.
Ana Liza Ausan
307 East 25th Street, Unit 76-3E
Chicago, IL 60616

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EXHIBIT "A"

PARCEL 1: UNIT ⁷⁶~~75~~ 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-23}~~4~~, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office