

UNOFFICIAL COPY



Doc#: 0834642033 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/11/2008 10:19 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **JB BELLE PLAINE, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real

estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manger of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **MICHAEL H LEE and BETH M. LEE**, as husband and wife, not as Tenant in Common, nor as Joint Tenants but as TENANTS BY THE ENTIRETY, whose address is 1615 N. Oakley, Chicago, IL 60647, the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.T.N.

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.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a single family residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer, (9) 30 foot building line as shown on the plat of subdivision; and (10) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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~~NOV 25 2008~~ IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

JB BELLE PLAINE LLC
an Illinois limited liability company

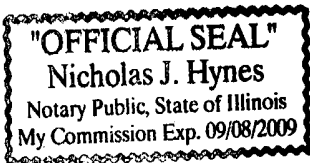
By: 
Jay Ok

Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Jay Ok, Manager of JB BELLE PLAINE, LLC, an Illinois limited liability company, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: NOV 25 2008




Notary Public

My commission expires _____

After Recording Mail to:

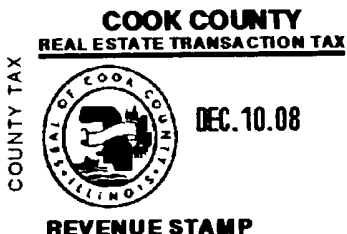
KENT E. NOVIT
100N. LASALLE ST
SUITE 1700
CHICAGO, IL 60602

This Instrument Was Prepared by:
Whose Address Is:

Send Subsequent Tax Bills to:

MICHAEL LEE
1518 W. BELLE PLAINE
UNIT ONE
CHICAGO, IL 60613

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630



# 0000038665	REAL ESTATE TRANSFER TAX
	0017800
	FP 103025

UNOFFICIAL COPYEXHIBIT A

PARCEL 1: UNIT 1518-1 IN THE BELLE PLAINE VIEW CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 13 (EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT 10498959 FOR WIDENING ASHLAND AVENUE) IN BLOCK 6 OF ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION OF THAT PART, SOUTHWEST OF GREEN BAY ROAD OF THE SOUTHWEST 14 OF THE SOUTHWEST ¼ (EXCEPT THE SOUTH 325 FEET OF THE WEST 200 FEET THEREOF) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 25, 2008 AS DOCUMENT NUMBER 0820745155, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0820745155.

PERMANENT REAL ESTATE INDEX NUMBER: 14-17-308-017-0000

COMMONLY KNOWN AS: 1518-26 W. BELLE PLAINE
UNIT 1518-1
CHICAGO, IL 60613

