

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING,  
PLEASE MAIL TO:

Dearborn Residential, L.L.C.  
200 North Dearborn Street #3502  
Chicago, IL 60601



Doc#: **0836533002** Fee: **\$42.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/30/2008 08:15 AM Pg: 1 of 4

PLEASE MAIL SUBSEQUENT  
TAX BILLS TO:

Dearborn Residential, L.L.C.  
1030 North Clark Street, Suite 300  
Chicago, IL 60610

OLGA AXIONOFF, (hereinafter referred to as "Grantor"), whose mailing address is 2422 Judith Court, Madera, CA 93637, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Dearborn Residential, L.L.C., (hereinafter referred to as "Grantee"), whose mailing address is 1030 North Clark Street, Suite 300, Chicago, IL 60610, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to: (1) general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any which do not affect the use of the unit as a residence, parking space or storage space, as applicable; (4) City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Grantee; (6) the Illinois Condominium Property Act; (7) the Declaration of Condominium for 200 North Dearborn Private Residences, a Condominium ("Declaration") and all amendments thereto; (8) the Easement Agreement for the Property and all amendments thereto; (9) existing lease to residential unit and parking unit, if any; (10) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (11) existing leases, licenses and agreements affecting the Common Elements; (12) utility easements, if any, whether recorded or unrecorded; (13) installments

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due after closing for assessments levied pursuant to the Declaration; and (14) the Fair Housing Act, 42 USC §3601 et. seq.

**APPLY APPLICABLE SENTENCE:** Either (A) the tenant of unit aforesaid has waived or has failed to exercise the right of first refusal; (B) the tenant of the unit had no right of first refusal; or (C) the purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 9<sup>th</sup> day of December, 2008.

GRANTOR:

By:   
OLGA AXIONOFF

STATE OF ILLINOIS

STATE TAX # 0000053026

DEC. 26. 08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
00033.50
FP 103032

RECORDER'S STAMP

State of \_\_\_\_\_  
County of \_\_\_\_\_

I, the Undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that OLGA AXIONOFF is 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 acknowledge that he signed sealed and delivered said document as his free and voluntary act, and the free and voluntary act of said corporation on behalf of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

  
Notary Public

NAME AND ADDRESS OF PREPARER:

Dearborn Residential, LLC, 1030 North Clark Street, Suite 300, Chicago, Illinois 60610

CITY OF CHICAGO

DEC. 26. 08

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

STATE TAX # 000002897

REAL ESTATE TRANSFER TAX
00351.75
FP 103033

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX # 0000053112

DEC. 26. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00016.75
FP 103034

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

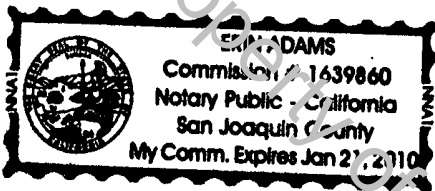
County of Stanislaus

On 12/9/08 before me, Erin Adams, Notary Public

personally appeared Olga Axionoff

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is ~~(s)~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity ~~(ies)~~, and that by ~~his~~/~~her~~/~~their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

### OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

#### Description of Attached Document

Title or Type of Document: Special Warranty Deed (Illinois)

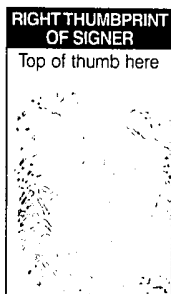
Document Date: 12/9/08 Number of Pages: 2

Signer(s) Other Than Named Above: None

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: Olga Axionoff

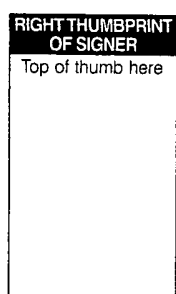
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

**UNOFFICIAL COPY****STREET ADDRESS:** 200 NORTH DEARBORN

P-68

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-09-424-001-0000**LEGAL DESCRIPTION:**

002

PARCEL 1: P-68 IN THE 200 NORTH DEARBORN PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 17 IN THE ORIGINAL TOWN OF CHICAGO ALL IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND EASEMENTS FOR INGRESS, EGRESS, USE, CONSTRUCTION AND ENJOYMENT AS MORE PARTICULARLY SET FORTH IN DEED RECORDED AS DOCUMENT NUMBER 87254850, EASEMENT AGREEMENT RECORDED AS DOCUMENT 91591893 AND EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 92199746; WHICH SURVEY IS ATTACHED AS EXHBIIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0805641071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE EASEMENT AGREEMENT FOR 200 DEARBORN, CHICAGO, ILLINOIS RECORDED FEBRUARY 25, 2008 AS DOCUMENT NUMBER 0805641067.