

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20<sup>th</sup> day of February, 2009, between 1252 EDDY LLC, 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, party of the first part, and

AMEE APPEL, of 345 E. Ohio, Chicago, Illinois, party of the second part,



Doc#: 0905716054 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/26/2009 11:45 AM Pg: 1 of 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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 ATTACHED

PARCEL 1:

UNIT NO. 3554-1 AND P-5 IN THE 1252 EDDY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 23 AND 24 IN BLOCK 1 IN OLIVERS SUBDIVISION OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708216181; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE UNIT 5-A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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 set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 same, by through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of

Box 400-CTCC

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D1  
Tech-A

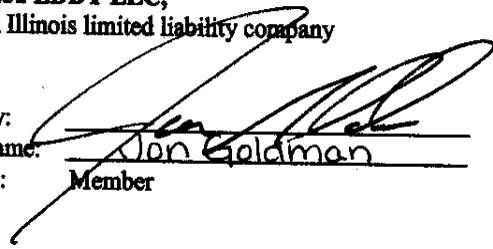
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Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (11) installments due after closing for assessments levied pursuant to the Declaration.

Permanent Real Estate Index Numbers: 14-20-306-039-1004; 14-20-306-039-1007  
Address of real estate: 3535 N. Lakewood, Unit 1, Chicago IL  
Gnd P-5

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

1252 EDDY LLC,  
an Illinois limited liability company

By:   
Name: Jon Goldman  
Its: Member

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, the member of 1252 EDDY LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said limited liability company, 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 10<sup>th</sup> day of February, 2009.

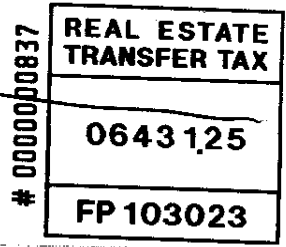
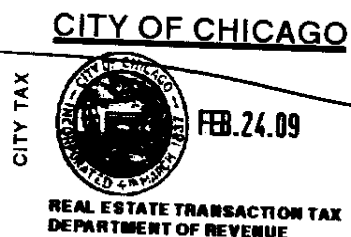
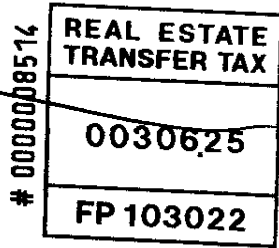
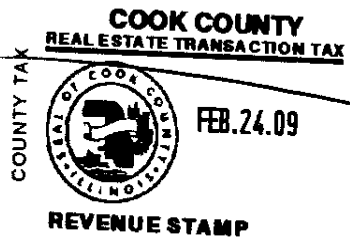
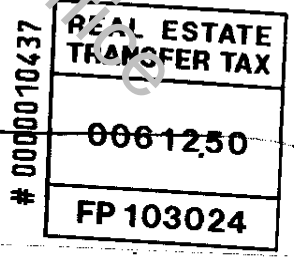
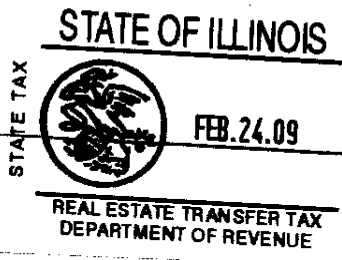
Kate Ryan  
Notary Public

**After Recording Mail To:**  
Michelle A. Laiss  
Law Offices of Michelle A. Laiss, P.C.  
1530 W. Fullerton Avenue  
Chicago, Illinois 60614

**Send Subsequent Tax Bills To:**  
Amee Appel  
3535 N. Lakewood, Unit 1  
Chicago, IL 60614



**This instrument was prepared by:**  
Steven L. DeGraff  
Much Shelist Denenberg  
Ament & Rubenstein, P.C.  
191 N. Wacker Drive, Suite 1800  
Chicago, Illinois 60606



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**STREET ADDRESS:** 3535 N. LAKEWOOD AVENUE  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:**

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT NO. 3535-1 AND P-5 IN THE 1252 EDDY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 23 AND 24 IN BLOCK 1 IN OLIVERS SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708215181; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF THE FRONT YARD FOR THE BENEFIT OF UNIT 3535-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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