

# UNOFFICIAL COPY

0809-11229

**SPECIAL  
WARRANTY  
DEED**

Statutory (ILLINOIS)



Doc#: 0909345138 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/03/2009 04:22 PM Pg: 1 of 4

This instrument was prepared  
by: John Salgado  
John Salgado & Associates  
347 Walnut Ridge Court  
Frankfort, Illinois 60423

KNOW ALL MEN BY These Presents, that **ZION REAL ESTATE, LLC**, an Illinois Limited Liability Company, **AS TO AN UNDIVIDED 65 PERCENT INTEREST AND ANDRE LUIZ LEITE, a bachelor, AS TO AN UNDIVIDED 35 PERCENT INTEREST**,, (the "Grantor"), for and in consideration of the sum of ten (\$10.00) dollars in cash and other good and valuable consideration, in hand paid, by **AVIRMED DAGVADORJ**, (The "Grantee") of 522 North Troy, Unit 3, CHICAGO, ILLINOIS 60612 To Grantor; the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAIN, SOLD AND CONVEYED and by these presents, does GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 522 NORTH TROY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 11 IN BLOCK 2 IN TAYLOR'S SUBDIVISION OF THE WEST 1 / 2 OF THE SOUTHWEST 1 / 4 OF THE NORTHWEST 1 / 4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0826918076, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0826918076 IN COOK COUNTY, ILLINOIS.

Commonly known as 522 North Troy, UNIT 3, Chicago, Illinois 60612  
Permanent Index Number 16-24-106-022-0000 underlying

SUBJECT TO: Real estate taxes not yet due and payable; the Act and Code; the Condominium Documents, including all amendments and exhibits thereto; zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations of record; utility easements of record; party wall agreements and/or declarations of easements, restrictions and covenants for the Development; acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; leases and licenses affecting the Common Elements; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; roads and highways, if any; Purchaser's mortgage, and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to ( I ) the Permitted Encumbrances and (II) general real estate taxes not yet due and payable.

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.

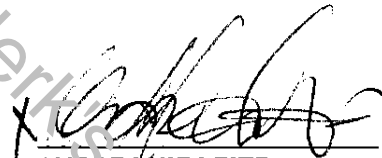
DATED this 16 day of SEPTEMBER 2008

PLEASE  
PRINT OR  
TYPE NAMES(S)  
BELOW  
SIGNATURE(S)

ZION REAL ESTATE, LLC, an  
Illinois Limited Liability  
Company



By: MATHEUS FURLAN  
Its: Manager



ANDRE LUIZ LEITE

City of Chicago  
Dept. of Revenue



Real Estate

Transfer Stamp

575992

\$2,940.00

04/03/2009 15:42 Batch 03187 85

STATE OF ILLINOIS

STATE TAX



APR.-3.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000041333

REAL ESTATE  
TRANSFER TAX

00280.00

FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



APR.-3.09

REVENUE STAMP

# 0000053620

REAL ESTATE  
TRANSFER TAX

00140.00

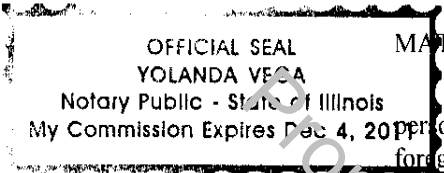
FP 103042

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that



MATHEUS FURLAN, Manager of ZION REAL ESTATE, LLC,

personally known to me to be the same person(s) 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 their free and voluntary act, for the uses and purposes therein set forth as Manager of 522 North Troy, LLC.

Given under my hand and official seal, this 16 day of SEPTEMBER 2008

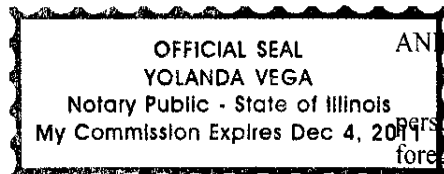
Commission expires 12-04-2011

*Yolanda Vega*  
\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that



ANDRE LUIZ LEITE, a bachelor

personally known to me to be the same person(s) 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 their free and voluntary act, for the uses and purposes therein set forth as Manager of 522 North Troy, LLC.

Given under my hand and official seal, this 16 day of SEPTEMBER 2008

Commission expires 12-04-2011

*Yolanda Vega*  
\_\_\_\_\_  
Notary Public

mail to

AVIRMED DAGVADORJ  
522 North Troy, Unit 3,  
CHICAGO, ILLINOIS 60612

send subsequent bills to:

AVIRMED DAGVADORJ  
522 North Troy, Unit 3,  
CHICAGO, ILLINOIS 60612

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## LEGAL

PARCEL 1: UNIT NUMBER 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE 522 NORTH TROY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRAT OF LAND:

LOT 11 IN BLOCK 2 IN TAYLOR'S SUBDIVISION OF THE WEST 1 / 2 OF THE SOUTHWEST 1 / 4 OF THE NORTHWEST 1 / 4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 05269180 76, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 05269180 IN COOK COUNTY, ILLINOIS.

Commonly known as 522 North Troy, UNIT 3, Chicago, Illinois 60612

Permanent Index Number 16-24-106-022-0000 underlying

SUBJECT TO: Real estate taxes not yet due and payable; the Act and Code; the Condominium Documents, including all amendments and exhibits thereto; zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations of record; utility easements of record; party wall agreements and/or declarations of easements, restrictions and covenants for the Development; acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; leases and licenses affecting the Common Elements; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; roads and highways, if any; Purchaser's mortgage, and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.