

# UNOFFICIAL COPY

**This instrument prepared by:**

Jay Collins, Esq.  
Collins & Burton, Ltd.  
1300 W. Belmont Ave, Suite 113  
Chicago, Illinois 60657



Doc#: 0911035111 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2009 12:04 PM Pg: 1 of 4

**Mail to:**

John M. Aylesworth, Esq.  
422 Pennsylvania Way  
Oak Park, IL 60302

**Send Subsequent Tax Bills to:**

Sean & Victoria Wiedel  
2326 W. Giddings St, #401  
Chicago, IL 60625

## SPECIAL WARRANTY DEED

THE GRANTOR, **Fountain View Development, LLC**, an Illinois limited liability company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO **Sean Wiedel and Victoria Wiedel**, husband and wife, of the City of Waukegan, State of Illinois,

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Real Estate as a residential condominium; (5) the Declaration of Condominium and all amendments and exhibits thereto; (6) the Declaration of Covenants, Conditions and Restrictions and Easements recorded on November 13, 2008 as Document Number 831845143, (7) the provisions of the Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) liens, encumbrances and other matters as to which Chicago Title Insurance Company commits to insure Grantee against loss or damage; and (10) Grantee's mortgage and related security documents, if any.

**BOX 334 CTI**

40B


SA 3250177 CT# WA 10F3

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STATE TAX

**STATE OF ILLINOIS**

APR. 17.09



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 1517600008


REAL ESTATE TRANSFER TAX
00465.00
FP 103032

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

APR. 17.09



REVENUE STAMP

# BE23E00000

REAL ESTATE TRANSFER TAX
00232.50
FP 103034

CITY TAX

**CITY OF CHICAGO**

APR. 17.09



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003398

REAL ESTATE TRANSFER TAX
04882.50
FP 103033

Property of Cook County Clerk's Office



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## Exhibit A Legal Description

UNIT NUMBERS 401 AND PG-7 IN THE FOUNTAIN VIEW CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 44, 45, 46 AND 47 IN CIRCUIT COURT PARTITION BEING A SUBDIVISION OF THAT PART OF LOT 1 IN THE PARTITION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THAT PORTION DESCRIBED AND DELINEATED AS "COMMERCIAL SPACE")

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 831845143, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS ON THE PROPERTY.

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, 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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as: 2326 W Giddings Street, Unit 401, Chicago, Illinois, 60625

P.I.N. 14-18-101-006-0000