

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0911835035 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/28/2009 10:01 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **JB BELLE PLAIN**, 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

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 **ANNE RICHARDSON, an unmarried person, and AARON ROBBIN, an unmarried person,** as Tenant in Common, but as Joint Tenants With rights of survivorship, whose address is \_\_\_\_\_, the following described real estate, to-wit:

**See Exhibit A attached hereto and made a part hereof.**

The tenant has waived or 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 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.

**BOX 334 CT**

182  
A-10  
RMP  
SLS/09679

3/29

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

4-17-09

**JB BELLE PLAINE LLC**

Illinois limited liability company

by:

Jay Ok

Its: Manager

**CITY OF CHICAGO**



APR. 24. 09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003478

**REAL ESTATE  
TRANSFER TAX**

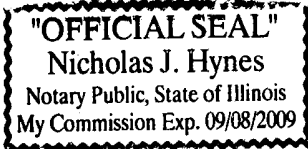
02583.00

FP 103033

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: 4-17-09



[Signature]  
Notary Public

My commission expires \_\_\_\_\_

After Recording Mail to:

Send Subsequent Tax Bills to:

AARON ROBBIN & ANNE RICHARDSON      SAME  
1524 W. BELLE PLAINE UNIT #1      \_\_\_\_\_  
CHICAGO, IL 60613      \_\_\_\_\_

This Instrument Was Prepared by:  
Whose Address Is:

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

**STATE OF ILLINOIS**



APR. 24. 09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000054211

**REAL ESTATE  
TRANSFER TAX**

00246.00

FP 103032

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



APR. 24. 09

REVENUE STAMP

# 0000054299

**REAL ESTATE  
TRANSFER TAX**

00123.00

FP 103034

STREET ADDRESS: 1524 W. BELLE PLAINE AVENUE #  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-17-308-017-0000

**UNOFFICIAL COPY**

**LEGAL DESCRIPTION:**

UNIT 1524-1 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 1/4 OF THE SOUTHWEST 1/4 (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 AS DOCUMENT 0820745155, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office