



Doc#: 0915450003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/03/2009 11:02 AM Pg: 1 of 3

**SPECIAL WARRANTY
DEED**

THE GRANTOR

WESTERNVIEW, L.L.C. an Illinois limited liability company, with its principal place of business at 3931 W. Dickens, Chicago, IL

Horizon View Title, Inc.
File No. 08-00684P
1 of 2

(The Above Space for Recorder's Use Only)

of the City of Chicago of the County of Cook, State of *Illinois* for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANTS against any person claiming by, through or under GRANTOR to **THE GRANTEE**

DIANA MEDVID
701 Shaw, Schaumburg, IL 60194

the following described Real Estate situated in the County of Cook, in the State of *Illinois*, to-wit
(See attached for legal description).

Property Index Number (PIN): 19-01-215-107-0000 (underlying)
New Property Index Number (PIN): 19-01-215-159-1004
Address of Real Estate: 4018 S. Western Avenue, Unit 4, Chicago, IL 60609

DATED this 5 day of February 2009.

WESTERNVIEW, L.L.C.

[Signature] (SEAL)
By Manager & Authorized Agent to Execute
this Special Warranty Deed

(SEAL)

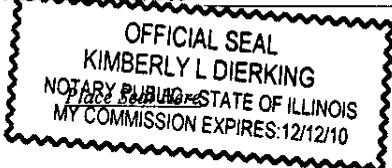
HORIZON VIEW TITLE, INC.
2618 Patriot Blvd., Suite B
Glenview, IL 60026
(847) 716-6900
(847) 716-6901

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that IGOR KRIVORUCHKO personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5 day of February, 2009.

Commission expires _____ 20____



[Signature]
NOTARY PUBLIC

This instrument was prepared by: IGOR KRIVORUCHKO, WESTERNVIEW, LLC, 3931 W. DICKENS, CHICAGO, IL 60647

UNOFFICIAL COPY**Legal Description**

of premises commonly known as 4018 S WESTERN AVE., UNIT 4, CHICAGO, IL 60609

PARCEL 1:

UNIT 4 IN 4018 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

LOT 9 IN BLOCK 1 IN THE SUBDIVISION ON THE NORTH 14 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 14, 2007 AS DOCUMENT NUMBER 0734815054; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 3 AND ROOF TOP RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0734815054.

PERMANENT INDEX NUMBERS: 19-01-215-107-0000 (NOTE: AFFECTS THE LAND AND UNDERLYING PROPERTY)

NEW PIN NUMBER FOR 2008: 19-01-215-169-1004

COMMONLY KNOWN AS: 4018 S. WESTERN AVE., UNIT 4, CHICAGO, ILLINOIS 60609

City of Chicago
Dept. of Revenue
572758
02/11/2009 10:27



Real Estate
Transfer Stamp
\$3,990.00

Batch 07221 77

MAIL TO:

Diana Medvid
4018 S. Western #4
Chicago IL 60609

SEND SUBSEQUENT TAX BILLS TO:

Diana Medvid
4018 S. Western #4
Chicago IL 60609

UNOFFICIAL COPY

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) taxes or assessments for improvements not yet completed and other assessments or installments thereof note due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements and/or the common property governed and operated by the 4018 S. Western Condominium Association; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantor's mortgage.

The Grantor assigned to the Grantee the exclusive right to use, as a Limited Common Element appurtenant to Unit 4 and Parking Space 3 described above, as designated on the plat of survey described above, subject to all terms and provisions of the Declaration.

The 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 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.

The tenant, if any, of Unit 4 and parking space 3 has failed to exercise the statutory right of first refusal, and has thus waived said right.

