



Doc#: 0915456016 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/03/2009 01:06 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR

WESTERNVIEW II, 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. 08-001685P
1 of 1

(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

NATALYA TKACHENKO

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): 19-01-215-157-0000
Address of Real Estate: 4152 S. Western Avenue, Unit 4, Chicago, IL 60609

DATED this 19 day of December, 2008.

WESTERNVIEW II, L.L.C.

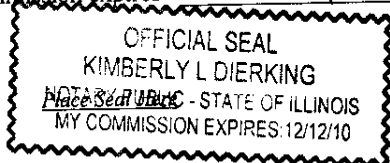
Igor Krivoruchko (SEAL)
By Manager & Authorized Agent to Execute this Special Warranty Deed

HORIZON VIEW TITLE, INC. (SEAL)
2613 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 19 day of December, 2008.

Commission expires 12/12 2010



[Signature]
NOTARY PUBLIC

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

UNOFFICIAL COPY

Legal Description

of premises commonly known as 4152 S. WESTERN AVENUE, UNIT 4, CHICAGO, IL 60609

PARCEL 1:

UNIT 4 IN 4152 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTHERLY 24.20 FEET OF THE NORTHERLY 121.00 FEET OF LOT 9 THROUGH 15 (INCLUSIVE) IN PHARE AND SACKETT'S SUBDIVISION OF THE NORTH 12 ACRES OF THE SOUTH 32 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2008 AS DOCUMENT NUMBER 0833945094, 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 P-3 AND ROOF TOP RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0833945094.

PERMANENT INDEX NUMBER: 19-01-215-157-0000

(NOTE AFFECTS THE LAND AND UNDERLYING PROPERTY)

COMMONLY KNOWN AS: 4152 S. WESTERN AVE., UNIT 4, CHICAGO, IL 60609

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
570748 \$3,990.00
01/12/2009 11:56 Batch 00798 62



STATE TAX
STATE OF ILLINOIS
JUN.-3.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002625
REAL ESTATE TRANSFER TAX
00380.00
FP 103051

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.-3.09
REVENUE STAMP



0000002646
REAL ESTATE TRANSFER TAX
00190.00
FP 103048

MAIL TO:
Natalya Tkachenko
4152 S Western #4
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:
Natalya Tkachenko
4152 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 4152 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.