

SPECIAL WARRANTY DEED **UNOFFICIAL COPY**

THIS AGREEMENT, made this 19th day of May, 2009 between SUTTON FUNDING, LLC, a corporation created and existing under and by virtue of the laws of the state of Delaware and duly authorized to transact business in the State of Illinois as Grantor, and **DONALD J. SPADONI AND CAROL A. SPADONI,**

as tenants by the entirety
as GRANTEE(S), WITNESSETH, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEES(S), the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEES(S), and to their heirs and assigns, FOREVER, all the following described real estate, situated in COOK County, Illinois known and described as follows, to-wit:

UNIT NUMBER 206 AND B-6 IN COLUMBUS ON THE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND THE VACATED 20.0 FOOT ALLEY IN BLOCK 8 IN VERNON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 36, 39, 44 AND 45 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO VACATED POLK STREET AND THE PARK (EXCEPT THE NORTH 48.25 FEET THEREOF) LYING NORTH OF AFORESAID BLOCK 8 TOGETHER WITH THE EAST 10 FEET OF LYTLE STREET LYING WEST OF AND ADJOINING BOTH AFORESAID VACATED POLK STREET AND THE PARK AND AFORESAID LOTS 5, 6, 7 AND 8 IN SAID BLOCK 8, AS THE SAME WAS VACATED BY ORDINANCE DATED FEBRUARY 1, 1961 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, MARCH 24, 1961 AS DOCUMENT NUMBER 18117805;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98025739 AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 98076375; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 811 S. LYTLE ST, #206, CHICAGO, IL 60607

PIN: #17-17-314-040-1018; 17-17-314-040-1214



Doc#: 0915935102 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2009 11:48 AM Pg: 1 of 3

TICOR TITLE
6091307

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the GRANTEE(S), their heirs and assigns forever.

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herby granted are, or maybe, in any manner encumbered or charged.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

This conveyance and the warranty of title made herein shall be subject to:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein-described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to these presents by its Assist. Secretary, and, if applicable, to be attested by its Assist. Secretary, the day and year first above written.

SUTTON FUNDING, LLC

Tonya Blechinger Assist. Secretary

ATTEST:

Noriko Colston Assist. Secretary

THIS DOCUMENT WAS PREPARED BY:

Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

MAIL TO:

Robert Spadoni
1822 Kelly CT
Darien, IL 60561

SEND SUBSEQUENT TAX BILLS TO:

DONALD J. SPADONI
2528 S. WELLINGTON
WESTCHESTER, IL 60154

CITY OF CHICAGO

CITY TAX



JUN.-4.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010595

REAL ESTATE TRANSFER TAX
0173250
FP 102803

STATE TAX

STATE OF ILLINOIS



JUN.-4.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000584

REAL ESTATE TRANSFER TAX
0016500
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN.-5.09

REVENUE STAMP

000000582

REAL ESTATE TRANSFER TAX
0008250
FP326707

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State of California }
County of Sacramento } ss.

On May 19 2009, before me, J.Gualano, Notary Public, personally appeared Tonya Blechinger* who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. * AND

Noriko Colston

Witness my hand and official seal.

Notary signature



Property of Cook County Clerk's Office