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SPECIAL WARRANTY DEED

Doc#: 0918933020 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/08/2009 09:19 AM Pg: 1 of 3

The grantor, **V. H. Remodeling, Inc.**,
an Illinois Corporation, for and in
consideration of the sum of Ten and
No/100 (10.00) Dollars, and other
Good and valuable consideration,
in hand paid, CONVEYS and
WARRANTS to: **Tania V. Price**,
residing at 7023 N. Paulina Ave., Apt GN, Chicago, Illinois 60626, the following
described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION MADE PART HERETO

and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois, subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 11-32-311-013-0000 (underlying PIN)]

Property Address: 1407-09 W. North Shore Ave, Unit 1409-1, Chicago, Illinois 60626
Dated this 25th day of June 2009.

V.H. Remodeling, Inc

By *Viorel Horvat*
Viorel Horvat, its President

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave.#201, Chicago, Illinois

BOX 333-CT

30B

CTSTS110392J / SK290 32077
10/2

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STATE OF ILLINOIS

JUL.-1.09

REAL ESTATE TRANSFER TAX

0019800

FP 103032

0000055198

State of Illinois)
County of Cook)

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Viorel Horvat, personally known to me to be the President of V.H. Remodeling, Inc., and 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 as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of June, 2009.



[Handwritten Signature]

Notary Public

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL.-1.09

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0009900

FP 103034

0000055290

CITY TAX

CITY OF CHICAGO

JUL.-1.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0207900

FP 103033

0000003805

Mail document to:
Marcus in
3100 Arden St 402
Northbrook, IL
60062

Mail future tax bills to:
~~Chicago~~ **TANIA K. PRICE**
1409 W. North Shore Ave. Unit 1
Chicago, Illinois 60626

[Faint handwritten notes]

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EXHIBIT "A"

LEGAL DESCRIPTION:

UNIT 1409-1 IN GLENWOOD-NORTHSHORE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 3 AND 4 IN L.C. PAINE'S FREER'S (RECEIVER) SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 25, 2008, AS DOCUMENT NUMBER 0817716019, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N: 11-32-311-013-0000

6654-56 N. GLENWOOD/1407-09 W. NORTHSHORE, UNIT 1409-1, CHICAGO, ILLINOIS 60626

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 RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

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 1409-1 HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.