

# UNOFFICIAL COPY



Doc#: 0919033028 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/09/2009 09:19 AM Pg: 1 of 3

## DEED

### EXHIBIT A

#### PARCEL 1:

UNIT NUMBERS 4840-2W IN THE JULIANA TERRACE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN BLOCK 2 IN KEENEY'S ADDITION TO RAVENSWOOD, A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT PART OF PREMISES IN QUESTION CONVEYED TO THE CITY OF CHICAGO DESCRIBED AS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7 AS CONDEMNED FOR THE WIDENING OF ASHLAND AVENUE) IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0715515067 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-4 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0715515067.

PIN: 14-07-423-064-1011

ADDRESS OF PROPERTY: 4838-42 N. ASHLAND, CHICAGO, ILLINOIS 60640

**DONE AT CUSTOMER'S REQUEST**

Handwritten notes on the left margin: "ST 5710097-1ND BK 1207932 1007932" and "C17".

Handwritten signature and date "3/7/09" on the bottom right.

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MAIL TO:  
Kamil Soroko  
7808 W Cressett Dr  
Elmwood Park, IL  
60707

(The Above Space For Recorder's Use)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 23 day of June, 2009 between **4838 N. ASHLAND, LLC**, an Illinois limited liability company, 2117 Wilmette, Wilmette, IL 60091 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois as GRANTOR, and **KAMIL SOROKO AND KRISTIN GAGNON**, of 4602 N. Winchester, Chicago, Illinois, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the 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, unto the Grantee, either in law or in 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, its heirs and assigns forever.

There are no Tenants in the Unit with 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the

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said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record as to use and occupancy;
- 5. Applicable zoning and building laws, ordinances and restrictions;
- 6. Roads and highways, if any;
- 7. Provisions of the Condominium Property Act of Illinois;
- 8. Installments due after the date of closing of assessments established pursuant to the Declaration;
- 9. Grantee's mortgage, and
- 10. acts done or suffered by the Grantee

**TO HAVE AND TO HOLD** the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed the date and year first above written

4838 N. ASHLAND, LLC

By: [Signature]  
Rita Zaslavsky, Manager

[Signature]  
Leo Zaslavsky, Manager

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 Rita Zaslavsky and Leo Zaslavsky, the Members of 4838 N. Ashland, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 23 day of June, 2009

[Signature]  
NOTARY PUBLIC  
OFFICIAL SEAL  
DAVID CHAIKEN  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7-29-2009

This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, Il 60602

STATE TAX
STATE OF ILLINOIS
JUL.-2.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
# 0000005849
REAL ESTATE TRANSFER TAX
0021900
FP 102808

CITY TAX		JUL.-2.09	# 000000942	<b>REAL ESTATE TRANSFER TAX</b>
				02300.00
				FP 102805
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE				

COUNTY TAX		JUL.-2.09	# 0000003672	<b>REAL ESTATE TRANSFER TAX</b>
				0010950
				FP 102802
REVENUE STAMP				