

UNOFFICIAL COPY

PREPARED BY:

B. George Oleksiuk and Associates, P.C.
422 E. Palatine Road
Palatine, IL 60074



MAIL TAX BILL TO:

Christopher Roe
2649 W. Cortez St., Unit 3
Chicago, IL 60622

Doc#: 0920340146 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/22/2009 11:56 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Don Battaglia, Esq.
Attorney at Law
3433 W. Sunset Ave.
Waukegan, IL 60087

SPECIAL WARRANTY DEED

THE GRANTOR, 2649 W. Cortez, Inc., of the City of Chicago, State of Illinois, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Christopher Roe, a single person, of 3908 N. Greenview Ave. #3, Chicago, Illinois 60613, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: Unit 3 in the 2649 West Cortez Condominium as delineated on a Survey of the following described real estate:

LOT 17 IN BLOCK 3 IN WATRISSE' SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 115 FEET) IN SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Survey is attached as Exhibit D to the Declaration of Condominium recorded October 24, 2008 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0829831088, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of Parking Space P-3, and Storage Unit S-1, all limited common elements, as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3 as are set forth in the Declaration; the Grantors reserve to themselves, their respective successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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.

There were no tenants as this is new construction.

Permanent Index Number(s): 16-01-413-004-0000
Property Address: 2649 W. Cortez, Unit 3, Chicago, IL 60622

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

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Dated this 22 Day of June 2009

2649 W. Cortez, Inc., Illinois

By: [Signature]

Serhiy Dyakiv

Title: President

ATTEST: [Signature]

Oleksiy Dankovych

Title: Secretary

State of Illinois)

) SS.

County of Cook)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Serhiy Dyakiv, personally known to me to be the President of 2649 W. Cortez, Inc., Illinois and Oleksiy Dankovych, personally known to me to be the Secretary of said entity, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of June 2009

Julie A. Swanson
Notary Public
My commission expires: 6/5/2010

