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SPECIAL WARRANTY DEED

(ILLINOIS)

Doc#: 0922926048 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2009 01:12 PM Pg: 1 of 3

(Limited Liability Company to Individual)

THIS INDENTURE made this 17th day of August, 2009 between 1712 W. BELMONT PROPERTY LLC, an Illinois limited liability company, 1640 W. Belmont, Unit 4, Chicago, Illinois 60657, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as Grantor, and CODY S. MOON and ELIZABETH MOON as Grantees.

GASTON

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, not as tenants in common, not as joint tenants with rights of survivorship, but as TENANTS BY THE ENTIRETY, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal Description Attached Hereto as Exhibit A

PIN: 14-19-434-035-0000

COMMON ADDRESS: 1712 W. Belmont, Unit 4, Chicago, Illinois 60657

Together with all and singular the hereditament 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 Grantees, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, their heirs and assigns forever.

Grantor also hereby grants to the Grantees, their successors and assigns, all rights and easements appurtenant to the subject real estate described herein, 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 Grantees, 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 encumbered or charged, except as herein recited; and that the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to:

- (a) current non-delinquent real estate taxes and taxes for subsequent years;

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- (b) the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq., including all amendments thereto;
- (c) the Declaration, including all amendments and exhibits thereto;
- (d) public and utility easements,
- (e) covenants, conditions and restrictions of record, provided no forfeiture of reversionary clauses are contained therein, no violations exist thereof and the same do not restrict the residential use of the premises;
- (f) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (g) roads and highways, if any;
- (h) leases and licenses affecting the Common Elements;
- (i) matters over which the Title Insurer (defined below) is willing to insure;
- (j) acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees; and
- (k) Grantees' mortgage.

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

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

1712 W. BELMONT PROPERTY LLC

By: Shay McShane
Shay McShane, Manager

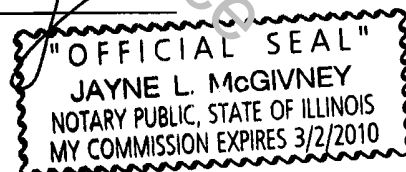
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Shay McShane, the manager of 1712 W. BELMONT PROPERTY LLC, an Illinois limited liability company, Grantor, personally known 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 and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of August, 2009

Commission expires 3/2/2010

Jayne L. McGivney
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
Victoria Grzelak, Connelly Roberts & McGivney LLC, 55 W. Monroe Street, Suite 1700, Chicago, Illinois 60603

Mail to:	Name and Address of Taxpayer:
Dennis Thorn 180 North Michigan Avenue Suite 2105 Chicago, Illinois 60601	<u>Cody S. Moon</u> <u>1712 W. Belmont Ave. #4</u> <u>Chicago, IL 60657</u>

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STREET ADDRESS: 1712 WEST BELMONT AVENUE UNIT 4
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-19-434-035-0000

LEGAL DESCRIPTION:

UNIT NUMBER 4 IN THE 1712 BELMONT CONDOMINIUM ASSOCIATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 6 IN BLOCK 9 IN GROSS NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0911229040; 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-4 AND ROOF RIGHTS, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0911229040 AND AMENDED BY DOCUMENT RECORDED AUGUST 12, 2009 AS DOCUMENT 0922434035.

CITY TAX

CITY OF CHICAGO



AUG. 14.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

05670.00


FP 102805

0000006406

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 14.09

REVENUE STAMP

REAL ESTATE TRANSFER TAX


00270.00

FP 102802

0000004238

STATE TAX

STATE OF ILLINOIS



AUG. 14.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00540.00

FP 102808

0000006418