

# UNOFFICIAL COPY

This instrument prepared by:  
Barry Glazer, Esq.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street, #1000  
Chicago, Illinois 60602



Doc#: 0925740112 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/14/2009 12:00 PM Pg: 1 of 4

After recording, please mail to:  
Simon Edelstein, Esq.  
Attorney at Law  
939 West Grace  
Chicago, Illinois 60613

Please Mail Tax Bills to:  
Zvarych Insurance Services, Inc.  
5320 South Mulligan  
Chicago, Illinois 60633

## SPECIAL WARRANTY DEED

This Indenture, made as of the 31st day of July, 2009, between **AMERICAN ENTERPRISE BANK**, a Banking Corporation, duly authorized to transact business in the State of Illinois, having an address at 600 North Buffalo Grove Road, Buffalo Grove, Illinois 60089, ("Grantor") and **ZVARYCH INSURANCE SERVICES, INCORPORATED**, an Illinois corporation, having an address at 5320 South Mulligan, Chicago, Illinois 60638 ("Grantee"),

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

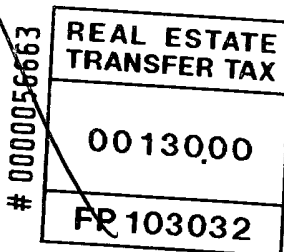
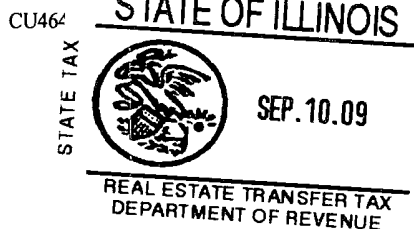
SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE

(The foregoing real properties together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: 2621 West Chicago Avenue, Unit 1, Chicago, Illinois 60622

PIN: 16-12-201-045

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.



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EXHIBIT "A"

## LEGAL DESCRIPTION

2621 WEST CHICAGO AVENUE, UNIT 1  
CHICAGO, ILLINOIS 60622

## PARCEL 1:

THAT PART OF LOT 6 LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +19.60 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +32.64 FEET (CHICAGO CITY DATUM) DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.38 WEST AND 0.86 SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6: THENCE SOUTH 0 DEGREES 00 FEET 00 INCHES EAST A DISTANCE OF 73.68 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES WEST, A DISTANCE OF 22.18 FEET: THENCE NORTH 00 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE OF 21.73 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE OF 4.00 FEET: THENCE NORTH 00 DEGREES 00 FEET 00 INCHES WEST, A DISTANCE OF 4.00 FEET: THENCE NORTH 00 DEGREES 00 FEET 00 INCHES EAST, A DISTANCE 23.83 FEET: THENCE NORTH 18 DEGREES 00 FEET 54 INCHES EAST, A DISTANCE OF 17.91 FEET: THENCE NORTH 90 DEGREES 00 FEET 00 INCHES WEST, A DISTANCE OF 16.64 FEET: TO THE POINT OF BEGINNING OF PARCEL) IN THE RESUBDIVISION OF BLOCK 3 (EXCEPT THE EAST 67 FEET THEREOF) IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE 2621 W. CHICAGO AVENUE, CHICAGO RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 24, 2006 AS DOCUMENT NUMBER 0611431013.

PIN: 16-12-201-045

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General Taxes for year 2008 and subsequent years.
2. Building lines and building restrictions of record.
3. Zoning and building laws and ordinances.
4. Public and utility easements.
5. Covenants and restrictions of record as to use and occupancy.
6. Party wall rights and agreements.
7. Acts done or suffered by or through the Buyer.
8. The 2621 W. Chicago Avenue, Chicago Reciprocal Easement and Operating Agreement recorded April 24, 2006, as amended.