

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

ILLINOIS



Doc#: 0935140013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/17/2009 09:56 AM Pg: 1 of 3

ST511270710236LW

Above Space for Recorder's Use Only

1610 FULLERTON LLC, an Illinois limited liability company, having an address of 555 Skokie Blvd., Suite 500, Northbrook, IL 60062 ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by SUSAN E ROUDABUSH, having an address of 4213 Bedaki Ave. NE, Lowell, MI 49331 ("Grantee"), the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto Grantee, and to his successors and assigns, FOREVER, all interest in and to the real estate situated in the County of Cook and State of Illinois, commonly known as 1610 W. Fullerton Ave., Units 208 and P-28, Chicago, IL, and described on page 2 of this instrument the (the "Real Estate"), subject to those matters set forth and described on page 2 of this instrument (the "Permitted Exceptions"). Grantor warrants to Grantee and to Grantee's successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against the Real Estate that is not shown among the Permitted Exceptions; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against all persons lawfully claiming by, through or under Grantor, but not otherwise.

Grantor also hereby grants to Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate 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 instrument 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 date of this deed of conveyance is December 3 2009.

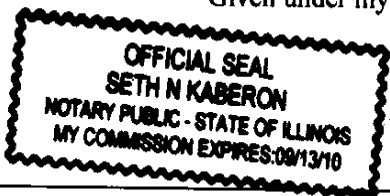
1610 FULLERTON LLC

By [Signature] (SEAL)
Manager

State of Illinois, County of Cook:ss

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that ROBERT A. COE, a manager of 1610 FULLERTON LLC, personally known to me to be a manager of said limited liability company and being the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument under authority of the limited liability company aforesaid, as his free and voluntary act, and as the free and voluntary act of the aforesaid limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal December 3 2009




[Signature]


Notary Public

[Signature]


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CITY OF CHICAGO
 CITY TAX

 DEC. 11.09
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000007512
**REAL ESTATE
 TRANSFER TAX**
 02278.50
 FP 102805

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 DEC. 11.09
 REVENUE STAMP

0000005499
**REAL ESTATE
 TRANSFER TAX**
 00108.50
 FP 102802

STATE OF ILLINOIS
 STATE TAX

 DEC. 11.09
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000007677
**REAL ESTATE
 TRANSFER TAX**
 00217.00
 FP 102808

Property of Cook County Clerk's Office

RECEIVED
 DEPARTMENT OF REVENUE
 NOV 11 2009 10:00 AM
 CHICAGO, ILLINOIS

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNITS 208 AND P-28 IN THE 1610 W. FULLERTON CONDOMINIUMS (FORMERLY KNOWN AS LINCOLN PARK LOFTS CONDOMINIUMS AND ASHTON LOFTS CONDOMINIUMS) AS DELINEATED ON A SURVEY OF CERTAIN PARTS OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 20 TO 25, INCLUSIVE, IN BLOCK 5 IN FULLERTON'S SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0706515050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Numbers: 14-30-410-049-1008 and 14-30-410-048-0000
Address of Real Estate: 1610 W. Fullerton, Unit #s 208 and P-28, Chicago, IL 60614**

PERMITTED EXCEPTIONS

Real estate taxes not yet due and payable as of the Closing Date; Special taxes or assessments for improvements not yet completed, and other assessments or installments thereof not due and payable as of the date of delivery of this instrument ("Closing Date"); Any and all applicable zoning, planned unit development and building laws or ordinances, including, without limitation, applicable building lines; Any and all encroachments; utility easements; easements, covenants, conditions, restrictions, and building lines of record as of the Closing Date; public and private easements (including, without limitation, access easements, reciprocal easements and maintenance agreements pertaining to the Property and components thereof (and including, without limitation, those easements, covenants and restrictions recorded as document numbers 0704615091, 0630745103, 11953797, 18455714); party wall rights; existing licenses, leases and tenancies affecting the Common Elements including that lease recorded as document 09201756; and any and all agreements of record, provided that none of the foregoing materially adversely affects Grantee's quiet use and enjoyment of the Premises as a residential condominium; The Declaration recorded on March 6, 2007 as document number 0706515050, as amended to date and as amended from time to time; The provisions of the Illinois Condominium Property Act; Any and all acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and Covenant for maintenance of sewer lines dated November 3, 2006 as document number 0630745103.

This instrument was prepared by:

Seth N. Kaberon
Seth N. Kaberon, Ltd.
555 Skokie Blvd., Suite #500
Northbrook, IL 60062

Send subsequent tax bills to:

Susan Roodabush
1610 W Fullerton Ave #208
Chicago, IL 60614

Recorder-mail recorded document to:

Tom Seawell
9901 S Western
Chicago IL 60643