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4397249
MAIL TO:

JOHN MANTAS
1300 WEST HIGGINS
SUITE 209
PARK RIDGE, ILLINOIS 60068

Doc#: 1001247035 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2010 10:32 AM Pg: 1 of 3

4397249 (1/2)

12-22
GIT

SPECIAL WARRANTY DEED

THIS INDENTURE made this 30TH day of NOVEMBER, 2009 between 1549 SHERWIN LLC, an Illinois limited liability company, created 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 DANIEL S. BOWLES, as GRANTEE(S).

* A unmarried man

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 Grantee, and to his 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:

UNIT 306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST SHERWIN PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 0734003101 IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL IDENTIFICATION NUMBER: 11-29-316-030-1021

COMMONLY KNOWN AS: 1549 WEST SHERWIN AVENUE, UNIT 306 CHICAGO, ILLINOIS 60626

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.

Grantor also hereby grants to Grantee, his, her or their heirs 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 that certain DECLARATION dated the 30TH day of NOVEMBER, 2007, and recorded on DECEMBER, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0734003101, as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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

1549 SHERWIN LLC

BY SAMOILA DAMSA, SOLE MANAGING MEMBER

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 SAMOILA DAMSA, SOLE MANAGING MEMBER OF 1549 SHERWIN 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 his own 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 30TH day of NOVEMBER, 2009.

Notary Public



THIS INSTRUMENT WAS PREPARED BY:

KLISE & BIEL, LTD. 1478 WEST WEBSTER AVENUE, CHICAGO, ILLINOIS 60614

Send Subsequent Tax Bills To:

DANIEL S. BOWLES
1549 WEST SHERWIN AVENUE
UNIT 306
CHICAGO, ILLINOIS 60626

CITY TAX

CITY OF CHICAGO

JAN.-6.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007635

REAL ESTATE TRANSFER TAX
01368.75
FP 103018

STATE TAX

STATE OF ILLINOIS

JAN.-6.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000049550

REAL ESTATE TRANSFER TAX
00182.50
FP 103014

CITY TAX

CITY OF CHICAGO

JAN.-6.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007636

REAL ESTATE TRANSFER TAX
00547.50
FP 103018

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN.-6.10

REVENUE STAMP

0000049550

REAL ESTATE TRANSFER TAX
00091.25
FP 103017

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EXHIBIT A

TO SPECIAL WARRANTY DEED DATED 12/18, 2009
CONVEYING UNIT NO. 306 AT
1549 WEST SHERWIN AVENUE, ILLINOIS 60626

15.0 **Remedy.** If any legal action is commenced within ten (10) years after closing by or on behalf of Buyer, its successors or assigns, against Seller, its agents, servants or any shareholder, officer, director or partner (general or limited) of Seller or any other party affiliated with Seller ("Seller"), for any claim or cause of action arising directly or indirectly from the purchase, or use, occupancy, construction or operation of the Premises, then, at the option of Seller, within a period of one (1) year from the date of institution of said action, and upon sixty (60) days prior written notice to Buyer, Seller may tender to Buyer One Hundred Five (105%) percent of the original purchase price (plus or minus prorations of current general real estate taxes and/or monthly assessments and other similar proratable items) and Buyer shall tender clear and marketable title to Seller, free of any liens, claims or encumbrances, by Warranty Deed and other customary closing documents, together with an ALTA Title Insurance Policy insuring good and marketable title to the Premises, possession of the Premises, and a release of all claims against Seller, and this transaction shall then be deemed rescinded. Buyer shall bear the cost of all title insurance, recordings and transfer stamp charges in the amount of the purchase price set forth in this Paragraph. Seller's remedy under the Paragraph is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the dwelling unit and the parking unit (if any). The transaction shall be closed through a customary deed and money escrow with the title insurer. This paragraph shall survive the closing and the delivery of the deed thereunder.