

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

STATE OF ILLINOIS



Doc#: 1010933061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2010 10:39 AM Pg: 1 of 3

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W 3832-34 N Ashland, Inc

THE GRANTOR, 3832-34 N. ASHLAND, INC. AN ILLINOIS CORPORATION, IN THE STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, AND PURSUANT TO AUTHORITY AS AN OFFICER(S) OF SAID CORPORATION,

CONVEYS AND WARRANTS TO YAFIM DAJANI & LAURIE CARRIER, ^{A.} NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT: (LEGAL DESCRIPTION ATTACHED HERE TO AND MADE PART HERE OF)

PROPERTY ADDRESS: 3832-34 N. ASHLAND, UNIT 2S, CHICAGO, ILLINOIS 60613

PERMANENT INDEX NUMBER(S): 14-19-216-042-0000 (AFFECTS UNDERLYING LAND)

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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, AFORESAID, AND GRANTEE 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.

THE DATE OF THIS DEED OF CONVEYANCE IS: APRIL 13TH, 2010

 (SEAL)
3832-34 N. ASHLAND, INC., BY IGOR BARAN, PRESIDENT

BOX 334 CTI

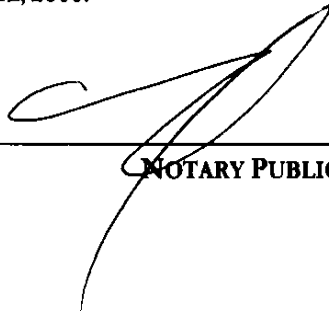
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STATE OF ILLINOIS, COUNTY OF COOK, SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT 3832-34 N. ASHLAND, INC., BY IGOR BARAN, PRESIDENT, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME HE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.


GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 13TH DAY OF APRIL, 2010.

OFFICIAL SEAL
 DEANNA S. RYAN
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 03 APR. 11, 2012




 NOTARY PUBLIC


MY COMMISSION EXPIRES: 04.11.12

STATE OF ILLINOIS

 APR. 16. 10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000001175
 REAL ESTATE TRANSFER TAX
 0041500
 FP 103032

CITY OF CHICAGO

 APR. 16. 10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000006095
 REAL ESTATE TRANSFER TAX
 0435750
 FP 103033

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 APR 17 10
 REVENUE STAMP

000001176
 REAL ESTATE TRANSFER TAX
 0020750
 FP 103034

This Instrument was Prepared By: Ryan Law Group, LLC 1030 West Wrightwood Suite H Chicago, Illinois 60614	Send Subsequent Tax Bills to: Karim Dajani & Laurie Carrier 3832-34 N. Ashland Unit 2S Chicago, Illinois	After Recording Mail To: John J ZACHARA 39 S. LA SALLE #505 CHICAGO IL 60603
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UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 WSA102124 NA
 STREET ADDRESS: 3832-34 N. ASHLAND AVENUE 2S
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 14-19-216-997-1004 /

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 2S IN 3832-34 NORTH ASHLAND CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 A SUBDIVISION OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF) (EXCEPT THAT PART OF PREMISES IN QUESTION LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19 AFORESAID IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0905645102 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P2 COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0905645102.