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Doc#: 1015929069 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2010 12:56 PM Pg: 1 of 3

MAIL TO:

~~ADWAP~~ Kerry B. WOLFE
c/o LAW OFFICES OF Kerry B. WOLFE
950 W. River Street Suite 100
Schiller Park, Illinois 60176

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

10-0251

THIS INDENTURE, made this 17th day of May, 2010 between ATWOOD COMMONS, LLC, an Illinois limited liability company, 520 W. ERIE St. Ste. #300S, CHICAGO, IL 60654 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and Howard Wax and Debrah Goodman, of 1320 Carol Ln, Deerfield, Illinois, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

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.

There are no Tenants in the Unit with the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easement appurtenant to the above described real estate, 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 Grantee, his, her or 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to

308

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the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Applicable zoning and building laws, building and building line restrictions, and ordinances;
4. acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
5. streets and highways, if any;
6. public and utility easements, if any, whether recorded or unrecorded;
7. covenants, conditions, restrictions, easements, permits and agreements of record;
8. liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and
9. unconfirmed special taxes or assessments.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee. IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

ATWOOD COMMONS, LLC

By: ARIES REAL ESTATE FUND, LLC, ITS MANAGER

By: RAM ADVISORS, LLC, MANAGER OF MANAGER

By: FREEMAN REALTY ADVISORS, INC., MANAGER OF MANAGER OF MANAGER

By: Neil D. Freeman Christina Lopez
 NEIL FREEMAN, PRESIDENT CHRISTINA LOPEZ, SECRETARY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State afore said, DO HEREBY CERTIFY that Neil Freeman, the President and Christina Lopez, the Secretary of Freeman Realty Advisors, Inc., an Illinois corporation, personally known to me to be the same persons whose names are 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

Given under my hand and notary seal, this 17th day of MAY, 2010

Elaine G. Klinkowitz
 NOTARY PUBLIC

This Deed was prepared by: David Chaiken, 111 W. Washington, Chicago, IL 60602
Send Subsequent tax bills to:

Debrah Goodman
1408-2 Catalpa
Chicago, IL 60640



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FIDELITY NATIONAL TITLE INSURANCE COMPANY

Title No.: 10-0251
Agent Order/File No.: 10-0251

LEGAL DESCRIPTION EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
UNIT NUMBER 1408-2 IN THE ATWOOD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 38 IN C.A. PENNER'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING EAST OF THE EAST LINE OF CLARK STREET OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED December 19, 1910 AS DOCUMENT 4680284, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED September 28, 2009 AS DOCUMENT NUMBER 0927118054; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKERS S4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

FOR INFORMATIONAL PURPOSES, PROPERTY COMMONLY KNOWN AS: 1400-08, UNIT 1408-2 W CATALPA, CHICAGO, IL 60640-

PIN: 14-08-102-055-0000

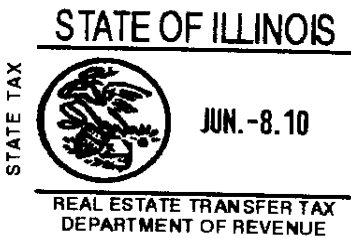
City of Chicago
Dept. of Revenue
601713



Real Estate
Transfer
Stamp
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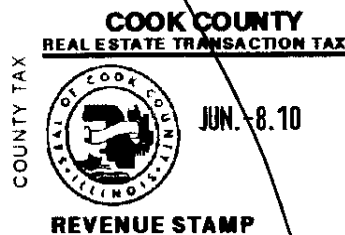
6/8/2010 12:25
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Batch 1,226,671



REAL ESTATE TRANSFER TAX
0026000
FP 103037

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REAL ESTATE TRANSFER TAX
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