

# UNOFFICIAL COPY

4401224 1/2

SPECIAL WARRANTY DEED

GIT  
6-29



Doc#: 1018747023 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2010 08:43 AM Pg: 1 of 3

## THE GRANTOR.

Lake Park Partners II, L.L.C.,  
an Illinois limited liability company,  
for and in consideration of the sum  
of TEN and 00/100 (\$10.00)  
DOLLARS and other good and  
valuable consideration in hand paid,  
CONVEYS and WARRANTS to:

JAMES ~~CO~~ COLA AND DIANA ~~CO~~  
DOEING, as Grantees by Entirety,

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A," attached hereto and made a part hereof.

**SUBJECT TO:** (1) THE ILLINOIS CONDOMINIUM PROPERTY ACT AND PLAT OF SURVEY; (2) THE CONDOMINIUM DOCUMENTS - DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE LAKE PARK GATEWAY II CONDOMINIUM ASSOCIATION (DECLARATION), BYLAWS, RULES AND REGULATIONS AND BUDGET - INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (3) AGREEMENTS BETWEEN THE CITY OF CHICAGO AND GRANTOR OR ITS AFFILIATES, IF ANY; (4) PUBLIC, PRIVATE AND UTILITY EASEMENTS, WHETHER OR NOT RECORDED; (5) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AGREEMENTS, AND BUILDING LINES OF RECORD AND PARTY WALL RIGHTS; (6) ALL APPLICABLE ZONING AND BUILDING LAWS, ORDINANCES AND RESTRICTIONS AND PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON; (7) ROADS AND HIGHWAYS, IF ANY; (8) MATTERS OVER WHICH THE TITLE COMPANY IS WILLING TO INSURE; (9) ACTS DONE OR SUFFERED BY, OR JUDGMENTS AGAINST, THE GRANTEE, OR THOSE CLAIMING UNDER GRANTEE; (10) GRANTEE'S MORTGAGE; AND (11) CURRENT NON-DELINQUENT REAL ESTATE TAXES AND TAXES FOR SUBSEQUENT YEARS.

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 GRANTOR WILL ONLY WARRANT AND FOREVER DEFEND THE RIGHT AND TITLE TO THE ABOVE-DESCRIBED PROPERTY UNTO THE SAID GRANTEE AGAINST THE CLAIMS OF THOSE PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE.

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 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.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

PIN NUMBER: 20-02-403-059-1005

ADDRESS: 1227 E. 46th Street, Unit 1227-2E, Chicago, Illinois 60653

3

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IN WITNESS WHEREOF, Grantor has caused its name to be signed by its Manager and attested this 28 day of June, 2010.

Lake Park Partners II, L.L.C.  
an Illinois limited liability company.

By: Strategem Home Builders, L.L.C. Manager

By: *Mitchell Newman*  
Mitchell Newman, Manager

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

The undersigned, a Notary Public as and for the County and State aforesaid, **DO HEREBY CERTIFY** that Mitchell Newman, a Manager of Strategem Home Builders, L.L.C. in its capacity as the Manager of Lake Park Partners II, L.L.C. personally known to me to be 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.


GIVEN, under my hand and official seal this 28<sup>th</sup> day of JUNE, 2010.



*[Signature]*  
Notary Public

This Instrument Prepared By:

Joanne F. Hurley  
Hurley Stanters, L.L.C.  
1011 West Lake Street, Suite 215  
Oak Park, IL 60301


|   |                          |
|---|--------------------------|
| CITY OF CHICAGO   |                          |
| CITY TAX  | REAL ESTATE TRANSFER TAX |
|  | 0075000                  |
| JUN. 29. 10   | FP 103018                |
| REAL ESTATE TRANSACTION TAX<br>DEPARTMENT OF REVENUE                                | # 009008895              |


After Recording, Please Mail To:


Jason M. Chmielewski  
~~2438 West Irving Park Road~~ 221 N. LaSalle St. #1300  
Chicago, IL ~~60618~~ 60610

Send Subsequent Tax Bills To:

James C. Coia and Diane C. Doering  
1227 East 46th Street, Unit 1227-2E  
Chicago, Illinois 60653

|  |                          |
|--|--------------------------|
| CITY OF CHICAGO  |                          |
| CITY TAX   | REAL ESTATE TRANSFER TAX |
|  | 0187500                  |
| JUN. 29. 10  | FP 103018                |
| REAL ESTATE TRANSACTION TAX<br>DEPARTMENT OF REVENUE                                 | # 888800000              |

|   |                          |
|---|--------------------------|
| STATE OF ILLINOIS   |                          |
| STATE TAX   | REAL ESTATE TRANSFER TAX |
|  | 0025000                  |
| JUN. 29. 10   | FP 103014                |
| REAL ESTATE TRANSFER TAX<br>DEPARTMENT OF REVENUE                                   | # 0000051037             |

|  |                          |
|--|--------------------------|
| COOK COUNTY  |                          |
| COUNTY TAX   | REAL ESTATE TRANSFER TAX |
|  | 0012500                  |
| JUN. 29. 10  | FP 103017                |
| REAL ESTATE TRANSACTION TAX<br>REVENUE STAMP   | # 0000050727             |

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ORDER NO.: 1301 - 004401224  
ESCROW NO.: 1301 - 004401224

1

**STREET ADDRESS:** 1227 EAST 46TH STREET UNIT 2E  
**CITY:** CHICAGO                      **ZIP CODE:** 60653  
**TAX NUMBER:** 20-02-403-059-1005

**COUNTY:** COOK

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 1227-2E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKE PARK GATEWAY II CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0818944008, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING IN AND TO PARKING SPACE NO. P-A4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.