**UNOFFICIAL COPY** 

9401224 //<sub>2</sub> Special warranty deed

GIT

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:

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

JAMES COLA AND DIANAS. DOEING, as Counts 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 ILLNOIS CONDOMINIUM PROPERTY ACT AND PLAT OF SURVEY; (2) THE CONDOMINIUM DOCKMENTS - DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTENS, COVENANTS AND BYLAWS FOR THE LAKE PARK GATEWAY II CONDOMINIUM ASSOCIATION (DECLARATION). BYLAWS, RULES AND REGULATIONS AND BUDGET - INCLUSING ALL AMENDMENTS AND EXHIBITS THERETO: (3) AGREEMENTS BETWEEN THE CITY OF CHICAGO AND GRANTOR OR ITS AFFILIATES, IF ANY; (4) PUBLIC, PRIVATE AND UTILITY FASCMENTS, 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 SUPPLIATED 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

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1018747023 Page: 2 of 3

## **UNOFFICIAL COP**

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

Bv:

Lake Park Partners H. L.L.C. an Minois limited liability company,

By: Strategem Home Builders, LLC, Manager

STATE CAD LINOIS ()

188.

COUNTY OF CLYOK

The undersigned a Notary Public as and for the County and State aforesaid, DO HEREBY CERTIFY that Mitche's Newman, a Manager of Strategem Home Builders, LLC, in its capacity as the Manager of Lake Park Partners H. L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing in a ament as such Manager, appeared before me this day in person and acknowledged that he signed and derivered 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 officiar see this 28th day of TUNE

OFFICIAL SEAL TIM KAUFFMAN Notary Public - State of Illinois My Commission Expires Dec 28, 2013

This Instrument Prepared By:

Joanne F. Hurley Hurley Stanners, LLC 1011 West Lake Street, Suite 215 Oak Park, IL 60301

CITY OF CHICAGO



JUN. 29. 10

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE **TRANSFER TAX** 

0075000

FP 103018

After Recording, Please Mail To:

Jason M. Chmielewski

. 221 N. LASGIR St. \$1300

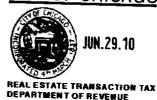
Chicago, IL 60618

Send Subsequent Tax Bills To:

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

CITY OF CHICAGO

0.008895



REAL ESTATE TRANSFER TAX 0187500 FP 103018





JUN.29.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0025000 FP 103014







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## **UNOFFICIAL C**

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

1

STREET ADDRESS: 1227 EAST 46TH STREET UNIT 2E

CITY: CHICAGO

COUNTY: COOK **ZIP CODE:** 60653

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

**LEGAL DESCRIPTION:** 

Solo Co. 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. 0/18944008, 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, ILLI NOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING IN AND TO PARKING SFACE 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.

PAYLEGAL 12/99 DG