

# UNOFFICIAL COPY

ST 5/17092



## SPECIAL WARRANTY DEED THIS INDENTURE WITNESSETH,

Doc#: 1019412135 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/13/2010 12:44 PM Pg: 1 of 4

That the Grantors, **ABC CONSTRUCTION AND HEATING, INC.**, an Illinois corporation 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 and **BALDTOP, LLC**, an Illinois limited

Above Space for Recorder's use only

liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby **GRANTS, BARGAINS, SELLS** and **CONVEYS** to **JULIA S. GRAY**, ("Grantee"), whose address is 1508 Aster Avenue, Valparaiso, Indiana 46383, Illinois, the following described real estate, to-wit:

**See Exhibit A attached hereto and made a part hereof.**

The tenant has waived or failed to exercise the right of first refusal.

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.

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.

**SUBJECT TO:** (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:


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**BOX 333-CT**


S Y  
P 4  
S N  
SC VI  
INT AB

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
  
 JUL.-7.10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000003122	REAL ESTATE TRANSFER TAX
	00180.00
	FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
  
 JUL.-7.10  
 REAL ESTATE TRANSFER TAX

# 0255010010	REAL ESTATE TRANSFER TAX
	00090.00
	FP 103034

CITY OF CHICAGO  
  
 JUL.-7.10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000006873	REAL ESTATE TRANSFER TAX
	01890.00
	FP 103033



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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5117092 HNC  
 STREET ADDRESS: 2046 WEST ARTHUR STREET  
 CITY: CHICAGO COUNTY: COOK UNIT 2  
 TAX NUMBER: 11-31-310-007-1003

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 2046-2 IN THE 2046-2048 WEST ARTHUR CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 13 AND THE WEST 1/2 OF LOT 12 IN ARTHUR AVENUE SUBDIVISION OF THE SOUTH 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT NO. 7366967 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0533218121, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-7 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DELCAPATION AFORESAID RECORDED AS DOCUMENT NO. 0533218121.