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SPECIAL WARRANTY DEED

Doc#: 1019612103 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 07/15/2010 11:30 AM Pg: 1 of 3

85504486 105 de

4650 Kedzie Building Corporation, an Illinois corporation, with an address of 1808 North Halsted Street, Chicago, Illinois ("Grantor"), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, GRANTS, BARGAINS AND SELLS to **Fatemeh Naghavi**, a single woman, with an address of 667 Creekside Circle, Gurnee, Illinois 60031 ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 13-14-207-014-0000; 13-14-207-015-0000 (affects underlying land)

Address of Real Estate: 3201 West Leland Avenue, Unit 503/GU-3/S-503, Chicago, Illinois 60625

(above space for recorder only)

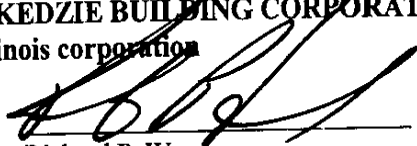
SUBJECT TO: (1) real estate taxes not yet due and payable; ~~(2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;~~ (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit as a residential condominium; (6) the Declaration of Condominium Pursuant to the Condominium Property Act for LELAND CROSSING CONDOMINIUMS, recorded June 2, 2010, as document 1015344023 (which Declaration, among other things, includes notice of Grantee's waiver of the implied warranty of habitability), as amended from time to time; (7) the provisions of the Illinois Condominium Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) liens and other matters for which Chicago Title Insurance Company has committed to insure Grantee against loss or damage forthwith.

S Y
P Y
S N
SC Y
INT Y


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In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on this 30th day of June, 2010.

4650 KEDZIE BUILDING CORPORATION,
an Illinois corporation

By: 
Richard P. Wexner
Its: President

State of Illinois)
) is
County of Cook)

CITY OF CHICAGO
CITY TAX  JUL.-8.10
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03255.00
FP 102805

0000009750

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Richard P. Wexner in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of June, 2010.




Notary Public

This Instrument was prepared by:


Brown, Udell, Pomerantz & Delrahim, 1332 N. Halsted St., Suite 100, Chicago, IL, 60642.

After recording mail to:

LAW OFFICE OF ABIDSABERH
4 N. BARTLETT ROAD
STRAWWOOD, IL 60107


Send subsequent tax bills to:

FATEMEH S. NAGHAVI
3201 W. BELAND AVE.
UNIT # 503
CHICAGO, ILLINOIS 60625

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX  JUL.-8.10
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00155.00
FP 102802

0000007473

STATE OF ILLINOIS
STATE TAX  JUL.-8.10
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00310.00
FP 102808

0000009645

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 503 and GU-3 IN LELAND CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 13 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS RIGHT OF WAY; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1015344023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

~~THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-503, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1015344023.~~

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE AFORESAID PARCEL(S) FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED JUNE 2, 2010 AS DOCUMENT NUMBER 1015344022.

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.

COMMONLY KNOWN AS: 3201 West Leland Avenue, Unit 503/GU-3/S-503, Chicago, Illinois 60625 .

PINs: 13-14-207-014-0000 and 13-14-207-015-0000 (affects subject property and other property).