

UNOFFICIAL COPY

**SPECIAL
WARRANTY DEED
Statutory (Illinois)**



Doc#: 1020912014 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2010 09:42 AM Pg: 1 of 3

THE GRANTOR, 6200 N. ROCKWELL (CHICAGO), LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to Dennice Carnona, 3723 N. Troy 1st Floor, Chicago, IL 60618 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Rosewell Condominium Association, Inc. (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser

Permanent Real Estate Index Number: 13-01-211-037-1011

Address of Real Estate: 2607 W. Rosemont, Unit A, Chicago, Illinois, 60659

OT1 SA 4633 210 CAD BK NOM

S Y
P 3
S N
SC V
INT 48

CITY OF CHICAGO

CITY TAX



JUN. 11. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008937

REAL ESTATE
TRANSFER TAX

01197.00

FP 102805

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 11. 10

REVENUE STAMP

0000007197

REAL ESTATE
TRANSFER TAX

00057.00

FP 102802

71


UNOFFICIAL COPY

Dated as of the 4th day of June, 2010

6200 N. Rockwell (Chicago), LLC
an Illinois limited liability company

By: Daniel G. Dvorkin
Daniel G. Dvorkin, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

STATE TAX		STATE OF ILLINOIS	# 0000009371	REAL ESTATE TRANSFER TAX
		JUN. 11. 10		00114.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE				FP 102808

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Daniel G. Dvorkin Manager of 6200 N. Rockwell (Chicago), LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is 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 official seal, this 4th day of June, 2010

OFFICIAL SEAL
Marilyn K Thorpe
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/27/11

Marilyn K. Thorpe
Notary Public

This instrument prepared by McCormick Braun Friman, 2 N. LaSalle Street, Ste. 1250, Chicago, IL 60602

Upon Recording Mail to:
DENNIKE CARMONA
2607 W. ROSEMONT, UNIT A
CHICAGO, IL 60659

Send Subsequent Tax Bills to:
SAME ADDRESS?

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2607-A IN ROSEWELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN T.J. GRADY'S GREEN BRIAR ADDITION TO THE NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT 0623739045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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 TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.