



10232310670

Special Warranty Deed-Illinois  
(LLC to Joint Tenants)

H69884

Doc#: 1023231067 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/20/2010 01:06 PM Pg: 1 of 3



Above Space for Recorder's Use Only

**THIS INDENTURE**, made this 13<sup>th</sup> day of **August, 2010** between **SPINDOLA, LLC**, an Illinois Limited Liability Company, created under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Timothy Fister and Andrea Lee** of Oak Park Illinois, not as Tenants in Common, but as ~~Joint Tenants~~ <sup>Tenants by the Entirety</sup>, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit, **1505 W. Thomas Street, Unit 2W, Chicago, Illinois 60622**

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Manager(s) and or Member(s) of said Illinois Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs, assigns, FOREVER, all the following described land, situate in the County of Cook and the State of Illinois known and described as follows to wit:

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

SUBJECT TO: General taxes for 2010 and subsequent years;

Permanent Index Number(s) (PIN): **17-05-308-092-0000 (UNDERLYING P.I.N.)**  
**17-05-308-093-0000 (UNDERLYING P.I.N.)**  
**17-05-308-026-0000 (UNDERLYING P.I.N.)**

Address(es) of Real Estate: **1505 W. Thomas Street, Unit 2W, Chicago, Illinois 60622**

Together with all the singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or in equity, of, in and to the above described premise, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

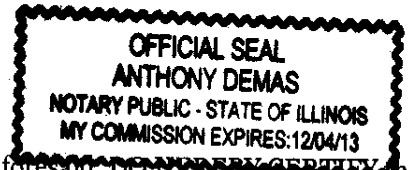
# UNOFFICIAL COPY

And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns that it has not done or suffered to be done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member Sandra Gonzalez, the day and year first above written.

X By: *Sandra Gonzalez*  
Managing Member, Spindola, LLC.

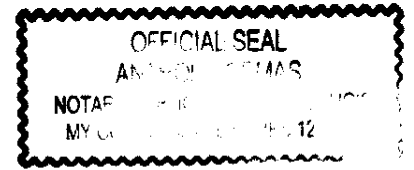
THE STATE OF ILLINOIS, COUNTY OF Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that are personally known to me to be the same Sandra Gonzalez person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said Instrument as her free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of her estate.

Given under my hand and official seal, this 13<sup>th</sup> day of August 2010.

Commission expires December 4, 2013  
*Anthony Demas*  
Notary Public



THE NOTARY IS THE ATTORNEY WHO PREPARED THIS DOCUMENT. THE ATTORNEY HAS THE NOTARIAL RECORD OF THE RESIDENTIAL REAL PROPERTY TRANSACTION AS DEFINED IN THE ILLINOIS NOTARY PUBLIC ACT

This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:  
Tim Fister and Andrea Lee  
1505 W. Thomas, 2W  
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:  
Tim Fister and Andrea Lee  
1505 W. Thomas, 2W  
Chicago, IL 60622

City of Chicago  
Dept. of Revenue  
604259  
8/17/2010 10:56  
dr00191



Real Estate  
Transfer  
Stamp  
\$4,588.50  
Batch 1,683,289

STATE TAX  
STATE OF ILLINOIS  
AUG. 17. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000058058	REAL ESTATE TRANSFER TAX
	00437.00
	FP 103037

# UNOFFICIAL COPY

Revised  
Exhibit A

H69884

UNIT 2W IN THE 1503-05 W. THOMAS STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

THE WEST 1/2 OF LOT 2 IN WELL'S SUBDIVISION OF THE EAST 88 FEET OF THE SOUTH 1/2 AND THE EAST 67 1/2 FEET OF THE NORTH 1/2 OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 3 IN WELL'S SUBDIVISION OF THE EAST 88 FEET OF THE SOUTH 1/2 AND THE EAST 67 1/2 FEET OF THE NORTH 1/2 OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 1 IN BAUWEN'S AND STEWART SUBDIVISION OF THE WEST PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1019429006, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

- P.I.N. 17-05-308-092-0000 (UNDERLYING P.I.N.)
- 17-05-308-093-0000 (UNDERLYING P.I.N.)
- 17-05-308-026-0000 (UNDERLYING P.I.N.)

C/K/A 1505 W. THOMAS STREET - UNIT 2W - CHICAGO, IL 60622-3966

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

