

# UNOFFICIAL COPY

Special Warranty Deed-Illinois  
(LLC to Joint Tenants) #70123  
*Tenancy By The Entirety*



Doc#: 1026018051 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/17/2010 11:35 AM Pg: 1 of 3

**UNRECORDED TITLE COMPANY**

Above Space for Recorder's Use Only

**THIS INSTRUMENT**, made this 2nd day of September, 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 **Michael Tomasello and Taya Tomasello, husband and wife**, of Park Ridge Illinois, not as Tenants in Common, ~~but~~ as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit,  
**1503 W. Thomas Street, Unit 1E, Chicago, Illinois 60622**  
*\* but in TENANCY BY THE ENTIRETY*

**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 20 10 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: **1503W. Thomas Street, Unit 1E, 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.

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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.

By: *Sandra Gonzalez* as managing member  
Managing Member, Spindola, LLC.

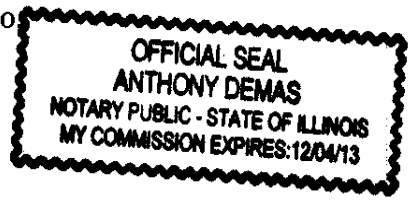
### THE STATE OF ILLINOIS, COUNTY OF Cook ss.

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 homestead.

Given under my hand and official seal, this 2<sup>ND</sup> day of SEPTEMBER 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:

*Jamen Alexander*  
888 E Belvidere Rd 123  
Graylake IL 60030

SEND SUBSEQUENT TAX BILLS TO:

*Michael and Taya Tomasello*  
1503 W Thomas Unit E  
Chicago IL 60622

City of Chicago  
Dept. of Revenue  
604873




Real Estate  
Transfer  
Stamp  
\$6,142.50

Batch 1,769,723

9/7/2010 12:09  
dr00111

STATE OF ILLINOIS



SEP.-7.10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000058599

REAL ESTATE TRANSFER TAX
0058500
FP 103037

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## Exhibit A

70123

**UNIT 1E 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 1503 W. THOMAS STREET - UNIT 1E - 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**

