

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL TO: ERNEST FONTECHA
1527 W. CHESTNUT UNIT 3
CHICAGO, IL 60642

204564

THE GRANTOR, 1527 W. CHESTNUT, INC., an Illinois corporation, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as the sole shareholder (s) of said corporation, conveys and warrants to



Doc#: 1030840068 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/04/2010 11:44 AM Pg: 1 of 2

ERNEST FONTECHA and Betty Arellano

as joint tenants
the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:
(See Attached)

Property Address: 1527 W. CHESTNUT, UNIT 2 & P-3, Chicago, Illinois subject to: general real estate taxes for the year 2009 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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, 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.

Dated: 10/22, 2010.

1527 W. CHESTNUT, INC.
by EUGENE BEREZA, President

BOX 441

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 EUGENE BEREZA, President, is personally known to me to be the same person whose name he 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 22 day of Oct, 2010.

Notary Public

My commission expires: _____

Permanent Index Number: 17-05-321-014-0000 (underlying property)

Grantees Address: 1527 W. CHESTNUT, Unit 3, Chicago, Illinois
mail subsequent tax bills to: Ernest Fontecha, 1527 W. Chestnut, Unit 3, Chicago, Illinois



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EXHIBIT "A"

PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

PARCEL 1:
UNIT 3 IN THE 1527 W. CHESTNUT CONDOMINIUM SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN HANGEMANN AND SCHOENEMANN'S SUBDIVISION OF THE NORTH 2 ACRES OF BLOCK 29 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.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1023729065; 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 P3, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE CONDO DECLARATION RECORDED AS DOCUMENT NUMBER 1023729065.

1527 West Chestnut Avenue, Unit 3, Chicago, IL 60622

17-05-321-014-0000
(affects underlying land)

City of Chicago
Dept. of Revenue
606407

10/28/2010 14:53
dr00347



Real Estate
Transfer
Stamp
\$1,620.00
Batch 1,997,161



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