



Doc#: 1105511119 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2011 12:26 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

243 LHYMES #88-50-014-01

THIS INDENTURE made this 15th day of February, 2011 between ESTATE HOMES OF WELLINGTON PARK ON GEORGE ST. LLC, an Illinois limited liability company ("Grantor"), and Cem Dogan and ~~Wife~~ Dogan, Husband and Wife, not as joint tenants or as tenants in common, but as tenants by the entirety, of 1335 S. Prairie Ave., Unit 2005, Chicago, IL 60605, ("Grantee"), WITNESSETH, that the Grantor for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming or to claim the same, by, through or under it, subject only to those exceptions set forth on Exhibit "B" hereto.

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.

Box 400-CTCC

S X
P 4
S N
SC Y
INT CB

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its managers the day and year first above written.

**ESTATE HOMES OF WELLINGTON
PARK ON GEORGE ST. LLC**, an Illinois
limited liability company

By: Stuart Rose
Stuart Rose
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JORGE SALAMANCA, a Notary Public in and for said County in the State aforesaid, do hereby certify that STUART ROSE, Manager of ESTATE HOMES OF WELLINGTON PARK ON GEORGE ST. LLC., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 10th day of February, 2011.

[Signature]
Notary Public

My Commission Expires:

06-09-12

This Instrument Prepared By:
Bruno W. Tabis, Jr. Esq.
Crowley Barrett & Karaba
20 S. Clark Street, Suite 2310
Chicago, IL 60603

After Recording Return to:
Christopher Matern
205 W. Wacker Dr. Ste 1100
Chicago, IL 60606

Send Subsequent Tax Bills To:

Cem Dogan
1716 W. George
Chicago, IL 60657

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Exhibit A


LEGAL DESCRIPTION


THE EAST 8.67 FEET OF LOT 15, ALL OF LOT 16 AND THE WEST 0.33 FEET OF LOT 17 IN RESUBDIVISION OF LOTS 8, 9, 10, 11, 12 AND PARTS OF PRIVATE STREETS IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 2000 AS DOCUMENT 03554797, IN COOK COUNTY, ILLINOIS.

PIN: 14-30-223-254-0000

COMMONLY KNOWN AS: 1716 W. George St., Chicago, IL 60657

STATE TAX  FEB. 15. 11 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
		0196500
	# 0000001181	FP 103024

COUNTY TAX  FEB. 15. 11 REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
		0098250
	# 0000001198	FP 103022

CITY TAX  FEB. 15. 11 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
		2063250
	# 0000002525	FP 103023

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Exhibit B

Exceptions

1. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DOCUMENT RECORDED DECEMBER 11, 2000 AS DOCUMENT 00970524.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

2. PARTY WALLS AND PARTY WALL RIGHTS, IF ANY
3. EASEMENT, CONDITIONS AND BUILDING LINES, IF ANY, AS CONTAINED IN PLAT OF RESUBDIVISION RECORDED AS DOCUMENT 00954797

Property of Cook County Clerk's Office