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Chicago Title Insurance Company
SPECIAL WARRANTY DEED
(LLC to Individual)

Doc#: 1109111045 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 04/01/2011 10:03 AM Pg: 1 of 4

THIS INDENTURE, Lade this ______ day of March, 2011 between 6510-12 South Ingleside, LLC, an Illinois Limited Liability Company created and existing under and by 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 EDGAR ESPINDOLA, party of the second part, (GRANTEL'S ADDRESS) 130 N. 20th Ave., Melrose Park, IL 60160

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is bereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does **REMISE**, **RELEASE**, **ALIEN AND CONVEY** unto the said carty of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

,0(h)

SEE ATTACHED

N SUBJECT TO: SEE ATTACHED

Permanent Real Estate Index Number(s): 20-23-114-042-0000; 20-23-114-043-0000
Address of Real Estate: 6510 South Ingleside Avenue, Unit 6510-3, Chicago, II 00637

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits there of, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, 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 said party of the second part, their heirs and assigns reveren.

And the 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 granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

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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 Member, and attested by its Member, the day and year first above written.

6510-12 South Ingleside A

KAR.29.11

0008500

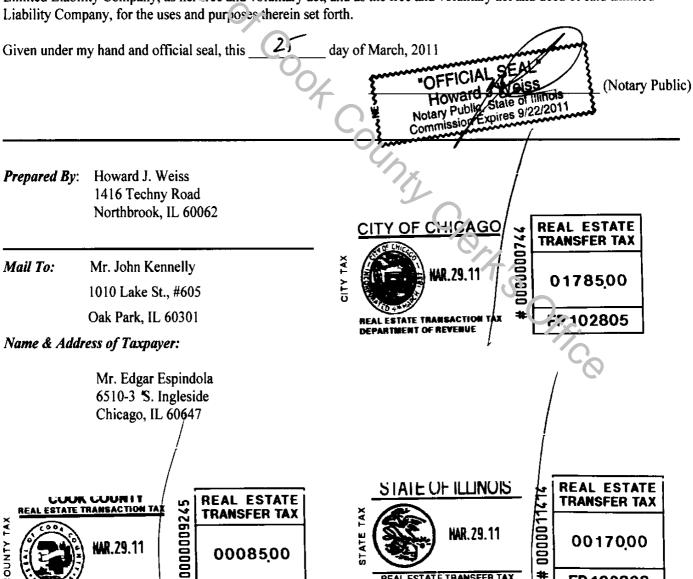
FP 102802

By: Lewis Korompilas

Member

STATE OF ILLING'S COUNTY OF

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Lewis Korompilas, personally known to me to be the Member of the 6410-12 South Ingleside, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Member she signed and delivered the said instrument, pursuant to authority given by the Limited Liability Company, as her five and voluntary act, and as the free and voluntary act and deed of said Limited



REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

FP 102808

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subject to (i) general real estate taxes not yet due, (ii) special taxes or assessments for improvements not yet completed, (iii) applicable building and zoning ordinances, (iv) public, private and unlike easements of record, (v) building lines and building laws or ordinances (vi) roads and highways, if any, (vii) party walls, if any, (viii) all rights, easements, restrictions, conditions and reservations contained in the Declaration, as amended from time to time, and a reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at 6510-12 South Ingleside Condominium of the rights and easements as set forth in the Declaration, (ix) acts done or suffered by Purchaser, (x) such other matters as to which the Title Insurer commits to insure the Purchaser(s) against loss or damage, (xi) encroachments, if any and (xii) covenants, conditions, restrictions, permits, easements and agreements of record.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEF, 17S 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 PROERTY DESCRIBED THEREW.

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.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL



SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5119793 BNC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 6510-3 IN THE 6510-12 SOUTH INGLESIDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: THE SOUTH 1/2 OF LOT 3 IN BLOCK 6 IN WOODLAWN RIDGE SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, SANSE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL B: THE NORTH 1/2 OF LOT 3 IN BLOCK 6 IN WOODLAWN RIDGE SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1027331018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF FARKING SPACE P.3 AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY AFORESAID RECORDED AS DOCUMENT NUMBER 1027331018.

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