

UNOFFICIAL COPY



Doc#: 1109404101 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2011 11:40 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

88-10088
PS 21005626im
10/2

04/11/07

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 14th day of January 2011, between Lexington Square Bridgeport L.L.C., a Delaware limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois ("Grantor"), and William L. Montalvo and Patricia Cruz ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, as Tenants in Common and not as Joint Tenants, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Lexington Square Townhomes ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 31. 11

REVENUE STAMP

0000007610

REAL ESTATE
TRANSFER TAX

002 1225

FP 103034

Box 333-CP

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This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 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:

- (i) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the Unit;
- (iv) terms, provisions and conditions of the Declaration;
- (v) applicable zoning and building laws and ordinances;
- (vi) roads and highways;
- (vii) unrecorded public utility easements, if any;
- (viii) Grantee's mortgage;
- (ix) plats of dedication and covenants thereon;
- (x) acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and
- (xi) liens and other matters of title over which the title company, is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): _____

Address(es) of real estate: 955 W. 37th Street - Unit #4, Chicago, Illinois

CITY OF CHICAGO



MAR.31.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008805

REAL ESTATE
TRANSFER TAX

0445800

FP 103033

STATE OF ILLINOIS



MAR.31.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007592

REAL ESTATE
TRANSFER TAX

0042450

FP 103032

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STREET ADDRESS: 955 W. 37TH STREET

#4

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-32-408-033-0000 and 17-32-408-030-0000

LEGAL DESCRIPTION:

THE SOUTH 19.00 FEET OF THE NORTH 106.41 FEET OF LOT 5 IN LEXINGTON SQUARE SUBDIVISION, BEING A SUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735515054, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office