

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 1111540040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2011 10:35 AM Pg: 1 of 3

BOX 15

Fidelity 1/10/3619

THIS INDENTURE, made this 19th day of April, 2011, between SESTINE DEVELOPMENT CORPORATION, an Illinois Corporation ("Grantor"), and **JEFF PORTER**, a single man man, of Chicago, Illinois, Illinois ("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.

FIDELITY NATIONAL TITLE *203*

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.

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P 3
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SC Y
INTAB*

CITY OF CHICAGO



APR. 20. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0008000743

REAL ESTATE TRANSFER TAX
04252.50
FP 102803

STATE OF ILLINOIS



APR. 20. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005951

REAL ESTATE TRANSFER TAX
00405.00
FP 102809

CITY TAX

STATE TAX

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Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN 2111 W. BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN THE SUBDIVISION OF THE WEST HALF OF BLOCK 17 IN SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2007 AS DOCUMENT 0715715116, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED JUNE 6, 2007 AS DOCUMENT 0715715116, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 2.30 FEET OF LOT 6, FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN DEED MADE BY LAKE VIEW TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 26, 1978 AND KNOWN AS TRUST NUMBER 5300 TO APOLONIO T. MARCOS AND ESTEFARIA C. MARCOS, HIS WIFE, AND RECORDED JUNE 11, 1979 AS DOCUMENT NUMBER 24997942.

PIN: 14-30-103-056-1003

COMMONLY KNOWN AS: 2111 W. BELMONT, UNIT 3, CHICAGO, IL

"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."

The Tenant of the Unit has no right of first refusal.