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Doc#: 1203331049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/02/2012 02:57 PM Pg: 1 of 3

This Instrument Prepared by:
James T. Derico, Jr.
Derico & Associates, P.C.
77 W. Washington Street
Suite 500
Chicago, Illinois 60602

After Recording Return to:
Jeffrey E. Rochman
Rochman & Associates, Ltd.
55 W. Monroe St., Ste 3950
Chicago, Illinois 60603

Send Subsequent Tax Bills to:
Sidney and Patricia Shirley
723 E. 38th Street, C-4, 102
Chicago, Illinois 60653

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THE GRANTOR, **GRANITE PARTNERS FOR OAKWOOD BOULEVARD, LLC**, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **SIDNEY SHIRLEY, SR. and PATRICIA F. SHIRLEY** ("Grantees"), whose address is 3825 S. Vincennes St., Chicago, Illinois 60653-1912, all of Grantor's interest in the improvements commonly known as The Arches Townhomes C-4, Unit 102 (the "Purchased Unit"), 723 E. 38th Street, Chicago, Illinois, which improvements are located on the following described real estate, situated in the County of Cook, State of Illinois:

* husband and wife as tenants by the entirety
SEE EXHIBIT A ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Purchased Unit, the rights and easements for the benefit of the Purchased Unit set forth in the Declaration of Party Wall Rights, Covenants, Conditions Restrictions and Easements recorded December 5, 2007 as Document Number 0733910093, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land 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 the Declaration were recited and stipulated at length herein.

Near North National Title
222 N. LaSalle
Chicago, IL 60601

2074

584

6450110579

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IN WITNESS WHEREOF, the Grantor aforesaid has executed this Deed on the 11 day of January, 2012.

GRANITE PARTNERS FOR OAKWOOD BOULEVARD, LLC, an Illinois limited liability company

By: *[Signature]*, Authorized Person

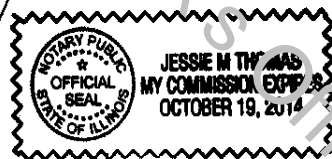
STATE OF ILLINOIS)
) SS
COUNTY OF COCK)

I, Jessie Thomas, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph A. Williams, an Authorized Person of Granite Partners For Oakwood Boulevard, LLC an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the foregoing instrument as his/her own free and voluntary act and the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this January 11, 2012

[Signature]
Notary Public

My Commission Expires: October 19, 2014



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EXHIBIT A

Parcel 1:

723 EAST 38TH STREET, CHICAGO, IL

THAT PART OF LOT 43 IN MADDEN-WELLS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34 AND FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2004, AS DOCUMENT NUMBER 0408445058, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE NORTH 84°44'19" EAST, ALONG THE SOUTH LINE OF SAID LOT, 68.61 FEET TO A POINT OF BEGINNING; THENCE NORTH 5°14'23" WEST 21.20 FEET; THENCE SOUTH 84°44'19" WEST 7.72 FEET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 5°18'28" WEST, ALONG SAID CENTER LINE AND THE SOUTHERLY AND NORTHERLY EXTENSIONS THEREOF, 101.41 FEET TO THE NORTH LINE OF SAID LOT 43; THENCE NORTH 84°44'19" EAST, ALONG SAID NORTH LINE, 18.54 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 5°18'28" EAST, ALONG SAID CENTER LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF, 101.41 FEET; THENCE NORTH 84°44'19" EAST 5.15 FEET; THENCE SOUTH 5°26'54" EAST 21.20 FEET TO THE SOUTH LINE OF SAID LOT 43; THENCE SOUTH 84°44'19" WEST, ALONG SAID SOUTH LINE, 16.03 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements for The Arches Townhomes C-4, recorded December 5, 2007 as document number 0733910093, for encroachments and party walls, as more fully described therein and according to the terms set forth therein.

PIN: 17-34-423-009-0000

Property Address: 723 E 38th Street, Unit C4-102, Chicago, IL 60653

City of Chicago
Dept. of Finance
618450
2/1/2012 14:49
dr00347



Real Estate
Transfer
Stamp
\$2,100.00
Batch 4,110,061

COUNTY TAX
REVENUE STAMP
FEB.-2.12
COOK COUNTY
REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS
STATE TAX
FEB.-2.12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007736 #
REAL ESTATE
TRANSFER TAX
0020000
FP 103037

0000007571
REAL ESTATE
TRANSFER TAX
00100000
FP 103042