



Doc#: 1211411030 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2012 09:48 AM Pg: 1 of 4

NS 998415 | call on MD

THIS INSTRUMENT WAS  
PREPARED BY:

Marc S. Lichtman  
Attorney at Law  
222 North LaSalle Street  
Suite 200  
Chicago, Illinois 60601

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois having its principal place of business at 900 Skokie Boulevard; Suite 220; Northbrook, Illinois 60062 ("Grantor") does hereby convey to YVONNE YEN, of 260 West 24<sup>th</sup> Street, Chicago, Illinois 60616, ("Grantee"), of the County of Cook, State of Illinois the following described real property (the "Property") situated in the County of Cook, State of Illinois, together with all improvements thereon and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Address of Real Estate: 17-27-129-093-1028 pin # 60616.  
Permanent Index No.: 317 East 25<sup>th</sup> Street, Unit 1W, Chicago, Illinois 60616  
Address.

SUBJECT TO: The permitted exceptions set forth on Exhibit B attached hereto and made a part hereof.

AND GRANTOR hereby binds itself and its successor to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed this 27th day of March, 2012.

GRANTOR:

EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company,

By:

Print Name: ALEX ZDANOV  
Manager

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SOY  
INTCJ

REAL ESTATE TRANSFER		03/28/2012	
	COOK		\$60.00
	ILLINOIS:		\$120.00
	TOTAL:		\$180.00

17-27-129-093-1028 | 20120301603974 | EKGFL

REAL ESTATE TRANSFER		03/28/2012	
	CHICAGO:		\$900.00
	CTA:		\$360.00
	TOTAL:		\$1,260.00

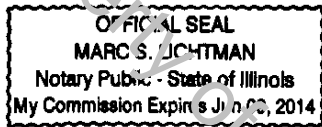
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# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
   )  
 COUNTY OF LAKE            )        SS

I, Marc S. Lichtman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ALEX ZDANOV as Manager of EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company, personally known to me the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of EASTGATE DEVELOPMENT, LLC, as his own free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 27th day of March, 2012



*[Handwritten Signature]*

\_\_\_\_\_  
 MARC S. LICHTMAN  
 NOTARY PUBLIC  
 My Commission expires on June 9, 2014

RETURN AFTER RECORDING TO:  
SAMUEL B. GARBER  
2626 N. LAKEVIEW  
CHICAGO, ILLINOIS 60614  
 \_\_\_\_\_  
 \_\_\_\_\_

SEND ALL TAX BILLS:  
YVONNE YEU  
C/O OC TOURS  
2160 S ARCHER AVE #201  
CHICAGO, IL 60616  
 \_\_\_\_\_  
 \_\_\_\_\_

Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A****PARCEL 1:**

UNIT 71-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTGATE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0722222004, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-21, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0722222004.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE GRANTS OF ACCESS EASEMENT RECORDED AS DOCUMENT 0713115096 AND RECORDED AS DOCUMENT 0719715111 AND IN THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS AND PARTY WALL RIGHTS FOR THE EASTGATE VILLAGE HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT 0713115097 AND AS AMENDED FROM TIME TO TIME, AND THE DECLARATION OF EASEMENTS, COVENANTS, RESTRICTIONS FOR THE TOWNHOMES AT EASTGATE VILLAGE TOWNHOUSE ASSOCIATION, RECORDED AS DOCUMENT 0719715113 AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF ACCESS EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118091 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

**PARCEL 5:**

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES UNDER THROUGH AND ACROSS THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY GRANT OF UTILITY EASEMENT DATED APRIL 6, 2006 AND RECORDED APRIL 11, 2006 AS DOCUMENT 0610118089 MADE BY MERCY HOSPITAL AND MEDICAL CENTER TO EASTGATE VILLAGE FIVE MODEL, L.L.C.

**PARCEL 6:**

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR UTILITY PURPOSES AND INGRESS AND EGRESS OVER, ACROSS AND UPON THE EASEMENT PARCEL AS DEFINED IN AND CREATED BY THE CROSS EASEMENT AGREEMENT DATED NOVEMBER 30, 2010 AND RECORDED DECEMBER 14, 2010 AS DOCUMENT NUMBER 1034831094 BY AND BETWEEN EASTGATE VILLAGE ONE, L.L.C., EASTGATE VILLAGE TWO, L.L.C., EASTGATE VILLAGE FIVE, L.L.C., EASTGATE VILLAGE SIX, L.L.C., AND MERCY HOSPITAL AND MEDICAL CENTER.

"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."

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## EXHIBIT B

### SUBJECT TO:

(a) general real estate taxes 2011, 2012 and taxes for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, party wall rights and building lines of record; (d) the Condominium Property Act; (e) All plats of record; (f) terms, provisions and conditions of the Condominium Documents or Townhouse Association Documents, including amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) Purchaser's mortgage, if any; (i) plats of dedication and plats of subdivision and covenants thereon; (j) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (k) liens and other matters of title over which the Title Company, as hereinafter defined is willing to insure without cost to Purchaser; (l) all title exceptions which do not affect the use and occupancy of the Unit as a single family dwelling and (m) The Common Interest Community Act of the State of Illinois.

Office of Cook County Clerk's Office