

UNOFFICIAL COPY



THIS INSTRUMENT WAS
PREPARED BY:

Doc#: 1217711118 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/25/2012 12:42 PM Pg: 1 of 4

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: BABBETTE JACKSON 8306 South May, Chicago, Illinois 60620 ("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: 308 East 25th Street, Chicago, Illinois
Permanent Index No.: 17-27-129-092

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 27 day of April, 2012.

GRANTOR:

EASTGATE DEVELOPMENT, LLC, an Illinois Limited Liability Company,

By: [Signature]
Print Name: Alex Zdanov
Manager

S Y
P 4
S N
SC Y
INT ALL

REAL ESTATE TRANSFER	06/13/2012
CHICAGO:	\$2,212.50
CTA:	\$885.00
TOTAL:	\$3,097.50

17-27-129-092-0000 | 20120401604934 | YWKPE\$

REAL ESTATE TRANSFER	06/13/2012
COOK:	\$147.50
ILLINOIS:	\$295.00
TOTAL:	\$442.50

17-27-129-092-0000 | 20120401604934 | ZKEW2R

[Handwritten Signature]

1002
ABLE
SMITHSON
UP
REHARRISON
W

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 27 day of April, 2012



Marc S. Lichtman

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

RETURN AFTER RECORDING TO:

SARA E. Sumner
1617 N. Hoyne
Chicago, IL 60642

SEND ALL TAX BILLS:

Rebette Jackson
308 East 25th Street
Chicago IL 60616

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THAT PART OF LOT 2 IN ANTONIO'S SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE THEREOF, 122.01 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 218.73 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 17.30 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, 51.79 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 17.30 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, 51.79 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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 3:

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 4:

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 5:

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.

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office