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Doc#: 1631215041 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/07/2016 10:29 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20161001675847
ST/CO Stamp 0-283-410-240 ST Tax \$145.00 CO Tax \$72.50

THIS INDENTURE, made October
____, 2016, between WW CONDOS,
LLC, an Illinois limited liability
company, created and existing under
and by virtue of the laws of the State
of Illinois and duly authorized to
transact business in the State of Illinois
("Grantor"), whose address is P.O.
Box 529, South Elgin, IL 60177, and
ELISA MONTENEGRO AND
ESIQUIO MONTENEGRO, married
to each other ("Grantee"), whose
address is

7707 W. Westwood Dr. Unit 2A, Elmhurst Park, IL 60127

This space reserved for Recorder's use only.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, **FOREVER**, as ~~TENANTS BY THE ENTIRETY~~ and not as joint tenants and not as tenants in common, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof, whose common address is also shown on Exhibit A attached hereto.

with
rights
of sur-
vivor-
ship

Together with all and singular hereditaments and appurtenances then unto belonging, or in any way appertaining, and the rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WILL WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, **SUBJECT TO** provisions, covenants, conditions and restrictions pursuant to the Declaration of Condominium and all amendments; public and utility easements including any easements established or implied from the Declaration of Condominium; covenants, conditions and restrictions of record; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; acts done or suffered by or through Grantee or those claiming by or through Grantee; public alley shown on the Plat of Westwood Subdivision; installments due after the date of this instrument for assessments established pursuant to the

16025850 NC CT 2013 NWC

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EXHIBIT A
LEGAL DESCRIPTION:

Address: 7707 W. Westwood Dr., Unit 2B, Elmwood Park, IL 60707

PIN: 12-25-316-132-1006

Unit 7707-2B, together with its undivided percentage interest in the common elements in 7707-7711 Westwood Drive Condominium as delineated and defined in the declaration recorded as document 0628927081, as amended from time to time, in the West 1/2 of Section 25, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Exclusive use for parking purposes in and to parking space No. P-14, limited common element, as set forth and defined in Said Declaration of Condominium and Survey Attached Thereto in Cook County, Illinois.

Property of Cook County Clerk's Office