UNOFFICIAL C

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

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 Eight, IL 60177, and **ELISA** MONTENEGRO ESIQUIO MONTENEGEO, married to each other ("Granter"), whose address

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

This space reserved for Recorder's use only.

7707 Unit 26 Elmelood Pork, IL 60707

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 I NT RETY and not as joint tenants and not as tenants in common, all interest in the real estate, siturted 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.

Ship

Together with all and singular hereditaments and appurtenances increases 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, ir and to the abovedescribed real estate.

TO HAVE AND TO HOLD the said real estate as described above, with the appartenances, 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

1631215041 Page: 2 of 3

UNOFFICIAL COPY

Declaration of Condominium; and general taxes not yet due and payable on the date of this instrument.

IN WITNESS WHEROF, said Grantor has executed this Special Warranty Deed the day and year first above written.

Prepared By:

Kathryn Hamilton Fink Attorney at Law 558 Provident Ave. Winnetka, i. 60093

WW CONDOS, LLC,

an Illinois limited liability company

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notar public, in and for the County and State aforesaid, DO HEREBY CERTIFY that JOSEPH PAGONE, personally known to me to be the MANAGER of WW CONDOS, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereuntd duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this day of October, 2016.

OFFICIAL SEAL TIFFANY R COLLIER

Notary Public - State of Illinois My Commission Expires October 09, 2018

After Recording Send Deed To:

James E. McCoy Attorney at Law 101 S. Addison Road Addison, IL 60101

Send Subsequent Tax Bills to.

Elisa Montenegro And Esiquio Mortenegro 7707 W. Westwood Dr., Unit 2B

Elmwood Park, IL 60707

Village of Elmwood Par

Transfer Stamp

\$725.00

1631215041 Page: 3 of 3

UNOFFICIAL COPY

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.