# UNOFFICIAL CONTROL Page 1 of

1999-08-12 14:43:50

25.00

Cook County Recorder

## SPECIAL WARRANTY DEED

Statutory (ILLINOIS) (Corporation to Individual)



#### THE GRANTOR

VAL ENTERPRISES, INC., an Illinois Corporation created under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and hand consideration in

THE ABOVE SPACE FOR RECORDER'S USE ONLY

DIANE G. LAMBERT

GRANTS and CONVEYS to

whose address is 222 E. Pearson, Apt 1801, Chicago, Illinois, 60611

the following described Real Estate situater, in the County of Cook in the State of Illinois to wit:

See Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number: 16-01-407-020 Said matter affects the land and other property

Common Address: 2413 W. Haddon, Unit 2, Chicago, Illinois, o0622

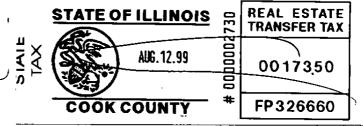
Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Property TO HAVE AND TO HOLD the Property, unto the Grantee, n's/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant to the Grantee, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARPANT AND DEFEND, against all persons lawfully claiming by, through or under it.

City of Chicago Dept. of Revenue 209679

Real Estate Transfer Stamp \$1,301.25

08/12/1999 11:42 Batch 07887 60



# UNOFFICIAL COPY 99769318

In Witness Whereof, said Grantor has caused its name to be signed by its President and attested by its Secretary this 144 day of August, 1999.

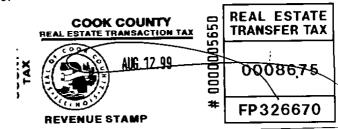
· ——	
	VAL ENTERPRISES, INC.
	BY: VLADIMIR GELFAND, President  ATTEST Valga Lacou Shu
	VALENTINA KRASITSKAYA, Secretary
HEREBY CERTIFY that VLADIM PRESIDENT of VAL ENTERPRISE personally known to me to be the SE me to be the same persons whose not before me this day in person and seve instrument as their free and voluntary	Public, in and for said County and State aforesaid, DO MIR GELFAND, personally known to me to be the S, INC. corporation, and VALENTINA KRASITSKAYA CRETARY of said corporation, and personally known to mes are subscribed to the foregoing instrument, appeared na'iy acknowledged that they signed and delivered the said act for the uses and purposes therein set forth.
Given under my hand and Notarial Sear this III day of August, 1999.	
"OFFICIAL SEAL" KAREN AXELROD GRAD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/2/2002	More Action of Marketing Public
Future Taxes to:	Return this document to:
Diane G. Lambert	George Hennig, Esq.

Diane G. Lambert 2413 W. Haddon, Unit 2 Chicago, Illinois 60622 George Hennig, Esq.
Bernard A. Hennig & Associates P.C.
5944 W. Montrose
Chicago, Illinois 60634

This Instrument was Prepared by: Karen A. Grad

Whose Address is: 1946 Lehigh Ave., Unit E, Glenview, Illinois, 60025

Subject to: (1) general real estate taxes and special taxes or assessments not then due and payable; (2) the Act; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; (6) leases and licenses affecting the Common Elements; (7) covenants conditions restrictions of record; (8) public and utility easements; and (9) liens encroachments which the title company is willing to insure at Seller's expense.



**UNOFFICIAL COPY** 99769318

### EXHIBIT "A"

PARCEL 1: UNIT 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2413 W. HADDON CONDOMINIUM AS DELINEATED AND DEFINED IN THE CONDOMINIUM DECLARATION AND ATTACHED PLAT OF SURVEY RECORDED \_\_ April 19, 1999 AS DOCUMENT IN COOK COUNTY, ILLINOIS PERTAINING TO THE NUMBER 99373124 FOLLOWING DESCRIBED REAL ESTATE PARCEL:

LOT 12 IN GROSS SECOND HUMBOLDT PARK ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1/2 AND THE SOUTH 25 FEET OF THE NOPTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRESCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE AND PERPETUAL USE OF PARKING SPACE NUMBER P-2, A LIMITED COMMON ELEMENT PURSUANT TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 99373124

GRANTOR ALSO HEREBY (RANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE LIGHTS 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 750 OFFICE AND STIPULATED AT LENGTH HEREIN.

Common address: 2413 W. Haddon, Unit 2, Chicago, Illinois

P.I.N.: 16-01-407-020