

# UNOFFICIAL COPY

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93.5/0001 18 001 Page 1 of 3  
1999-01-29 08:37:17  
Cook County Recorder 25.50

19900004 JW DBZ  
**SPECIAL WARRANTY DEED**



New North  
National Title

This Indenture, made this 27h day of January, 1999, between West Ridge Pines, L.L.C., an Illinois limited liability company ("Grantor), and CARLOS ZAMBRANO AND OFELIA ZAMBRANO, Husband and Wife, as Tenants by the Entirety ("Grantees"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/ 100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees, the receipt of whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, FOREVER, \*\* all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: Not as Tenants in Common, Not as Joint Tenants, but as Tenants by the Entirety Forever

3

Parcel 1:

Unit 7311 - 2B in West Ridge Pines Condominium as delineated and defined on the Plat of Survey of the following described Parcel of Real Estate:

Lots 7 and 8 in Block 4 in Congdon's Ridge Addition to Rogers Park, being a Subdivision of South 50 acres of the Southwest fractional quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium ownership by West Ridge L.L.C., an Illinois Limited Liability Company and recorded on October 7, 1998, in the office of the recorder of deeds as Document Number 98901980, and as amended from time to time, together with its undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to the use of Parking Space Number 10, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 98901980.

PIN: 11-30-306-010-0000

COMMONLY KNOWN AS: 7311 N. Oakley, Unit 2B, Chicago, Illinois

Grantor also hereby grants to Grantees, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

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This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all and singular hereditaments and appurtenances thereunto belonging, on in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:

(1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Plat of survey, as defined in the Declaration and attached thereto as Exhibit A and the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record, (5) encroachments, if any; (6) acts done or suffered by Grantees or anyone claiming by, and through or under Grantee; (7) rights of the tenant of record under the existing lease of Unit No. 2B in the West Ridge condominium, if any; (8) utility easements, if any, whether recorded or unrecorded; (9) leases and licenses affecting the Common Elements, as defined in the Declaration; (10) covenants, conditions, restrictions, permits, easements and agreements of record, and (11) liens and other matters of title over which Near North National Insurance Company is willing to insure without cost to Grantees.

The tenant of Unit No. 2B either waived or failed to exercise the tenant's right of first refusal or option to purchase Unit No. 2B or had no right of first refusal or option to purchase with respect to Unit No. 2B.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by a manger, being authorized to do so, as the act and deed of the limited liability company, the day and year first above written.

WEST RIDGE PINES, L.L.C., an Illinois limited liability company.

By:   
Michael Freeman

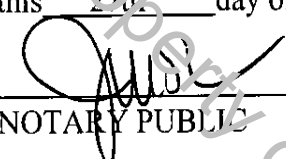
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STATE OF ILLINOIS )  
)  
COUNTY OF COOK )

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael Freeman personally known to me to be the same person whose name is subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal,  
this 27th day of January A.D. 1999

  
NOTARY PUBLIC

OFFICIAL SEAL  
JILL E. WILK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10-27-2001

This Instrument Prepared by:

Jay H. Mittelstead Jr., Esq.  
One North Franklin Street  
Suite 650  
Chicago, Illinois 60606

After Recording Return to:

SULTAN 98-390  
4654 W. OAKTON  
SKOKIE, 60076

Send Subsequent Tax Bills to:

C. ZAMBRANO  
2B. 7311 N. OAKLEY  
CHICAGO, IL. 60645

081314  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP  
JAN 28 '99  
No. 11422  
45.75

083950  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 28 '99  
DEPT. OF REVENUE  
91.50  
P.B. 10760