

UNOFFICIAL COPY

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3045/0059 10 001 Page 1 of 2
2002-04-10 10:03:10
Cook County Recorder 23.50

Special Warranty Deed
Statutory (Illinois)

The GRANTOR, C & C Development, L.L.C.,
an Illinois Limited Liability Company,



a 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, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

* A Single Person

Matthew L. Zollner, of 28W674 Hickory Lane, West Chicago, Illinois 60185

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1E in the Manor North Condominiums as delineated on a Survey of the following described real estate: Lot 4 (except the East 10 feet) and all of Lot 5 in the Subdivision of the Southeast 1/4 of Section 11 and the Southwest 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0020300120, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-6, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

to have and to hold said premises forever.

SUBJECT TO: General real estate taxes for 2002 and subsequent years.

Permanent Real Estate Index Number(s): 13-12-315-012-0000 (Affects underlying land)

Address(es) of Real Estate: 3011 W. Gunnison St., Unit 1E, Chicago, Illinois 60625

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights 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 and stipulated at length herein.

AGTF, INC

STATE TAX

STATE OF ILLINOIS

APR. -5.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000029213

REAL ESTATE TRANSFER TAX

0021900

FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. -5.02

COUNTY TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX


0010950

FP326665

0000029213

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 15th day of March, 2002.

C & C DEVELOPMENT, L.L.C.

By: 
Member/Manager

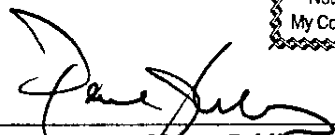
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Petru Cladovan, personally known to me to be the Member/Manager of C & C Development, L.L.C., and 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 15th day of March, 2002.




Commission expires: 12-8-2002


Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

CITY TAX




APR. -5.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000023785

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX



APR. -5.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000023786

REAL ESTATE TRANSFER TAX
00742.50
FP326650



Mail to:

Mark S. Kawinski, Esq.
116 N. Chicago St., Suite 301
Joliet, Illinois 60432

Send subsequent tax bills to:

Matthew L. Zollner
3011 W. Gunnison St., Unit 1E
Chicago, Illinois 60625