

**Special Warranty Deed**  
Statutory (Illinois)  
Corporation to Individual

The GRANTOR, **R & S Builders & Developers, Inc.**, an Illinois corporation



a corporation 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 Board of Directors of said corporation, CONVEYS and WARRANTS to

**James A. Hubbell**, of 5320 N. Sheridan Rd., Chicago, Illinois 60640

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

Parcel 1: Unit 1 in the 864 North Paulina Condominium as delineated on a Survey of the following described real estate: The North 1/2 of Lot 13 in Block 19 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0020957963, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1 and S-1, limited common elements, 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): 17-06-430-024-0000 (Affects underlying land)

Address(es) of Real Estate: 864 N. Paulina St., Unit 1, Chicago, Illinois 60622

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.

STATE TAX

STATE OF ILLINOIS

OCT. -9.02

REAL ESTATE TRANSFER TAX

00401.00

FP326652

# 0000036157

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

OCT 3.02

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0020050

FP326665

# 0000036056

ACTIF

2

# UNOFFICIAL COPY 0021152755

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 President and attested by its Secretary, this 16th day of September, 2002.

R & S BUILDERS & DEVELOPERS, INC.

By: Shivjit S. Hundle  
Shivjit S. Hundle, President

Attest: Rade Savkovic  
Rade Savkovic, Secretary

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 Shivjit S. Hundle and Rade Savkovic, personally known to me to be the President and Secretary, of R & S Builders & Developers, Inc., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 16th day of September, 2002.



Commission expires: 12-8-02

Paul J. Kulas  
Notary Public

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

|          |                                                   |                          |
|----------|---------------------------------------------------|--------------------------|
| CITY TAX | CITY OF CHICAGO                                   | REAL ESTATE TRANSFER TAX |
|          | OCT.-9.02                                         | 00900.00                 |
|          | REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | FP326650                 |
| CITY TAX | CITY OF CHICAGO                                   | REAL ESTATE TRANSFER TAX |
|          | OCT.-9.02                                         | 00900.00                 |
|          | REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | FP326650                 |

|          |                                                   |                          |
|----------|---------------------------------------------------|--------------------------|
| CITY TAX | CITY OF CHICAGO                                   | REAL ESTATE TRANSFER TAX |
|          | OCT.-9.02                                         | 00900.00                 |
|          | REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | FP326650                 |
| CITY TAX | CITY OF CHICAGO                                   | REAL ESTATE TRANSFER TAX |
|          | OCT.-9.02                                         | 00307.50                 |
|          | REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | FP326650                 |



Mail to:

Crystal L. Kontny, Esq.  
7250 N. Cicero Ave., Suite 200  
Lincolnwood, Illinois 60712

Send subsequent tax bills to:

James A. Hubbell  
864 N. Paulina St., Unit 1  
Chicago, Illinois 60622