

UNOFFICIAL COPY

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2438/6203 21 001 Page 1 of 2  
2002-10-21 13:27:32  
Cook County Recorder 26.50

**Special Warranty Deed**  
Statutory (Illinois)

The GRANTOR, **3400 NORTH JANSSEN, LLC**, 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

**DAVID AVERETT and CAMILLE AVERETT**, Husband and Wife, of 512 Chamberlain Lane, #207, Naperville, Illinois 60540

not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY all interest in the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit:

Unit 1434-1 in the 3400 North Janssen Condominiums as delineated on a Survey of the following described real estate: Lots 25 to 27 in Block 7 in Lane Park Addition to Lake View, a Subdivision of the North 1/2 of the West 1/2 and the North 1/4 of the South 1/2 of said West 1/2 of the Southwest 1/4 of Section 20, Township 40 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. 0020596212, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

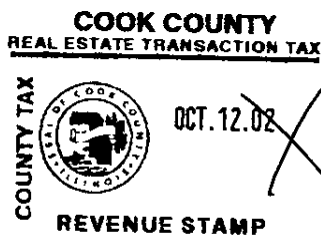
to have and to hold said premises not as joint tenants, nor as tenants in common, but as TENANTS BY THE ENTIRETY forever.

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

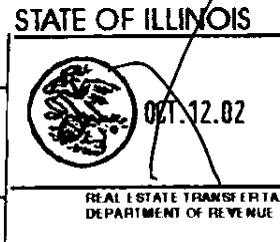
Permanent Real Estate Index Number(s): 14-20-310-031-0000 (Affects underlying land)

Address(es) of Real Estate: 1434 W. Roscoe, Unit 1, Chicago, Illinois 60657

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.



REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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AGT

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 2nd day of October, 2002.

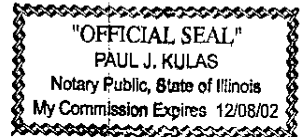
3400 NORTH JANSSEN, LLC

By: [Signature]  
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 3400 North Janssen, LLC, 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 2nd day of October, 2002.




Commission expires: 12-8-2002

[Signature]  
Notary Public

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

CITY TAX

CITY OF CHICAGO



OCT. 12.02


# 000030162

REAL ESTATE TRANSFER TAX
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FP 326650

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



OCT. 12.02

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REAL ESTATE TRANSFER TAX
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FP 326650

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REV.



CITY TAX

CITY OF CHICAGO



OCT. 12.02

# 000030163

REAL ESTATE TRANSFER TAX
0019500
FP 326650

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

Mail to:

Christopher Goodsnyder, Esq.  
14 N. Peoria, Suite 2C  
Chicago, Illinois 60607

Send subsequent tax bills to:

David Averett  
1434 W. Roscoe, Unit 1  
Chicago, Illinois 60657