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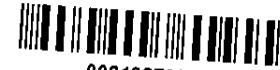
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2002-12-16 08:03:34

Cook County Recorder 26.50

Special Warranty Deed
Statutory (Illinois)

The GRANTOR, **KIMBALL PARTNERS, L.L.C.**, an Illinois Limited Liability Company,



0021387094

12/11/02

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

LISA ESQUIVEL, of 2636 N. Mildred., Chicago, Illinois 60614

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

Unit 3358-1 in Kimball Court Condominiums as delineated on a Survey of the following described real estate: Lot 48 in Block 3 in William H. Condon's Subdivision of the West 1/2 of the East 1/2 of the Southeast 1/4 of Section 14, 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. 0021291143, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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): 13-14-412-020-0000 (Affects underlying land)

Address(es) of Real Estate: 3358 W. Hutchinson, Unit 1, Chicago, Illinois 60618

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.

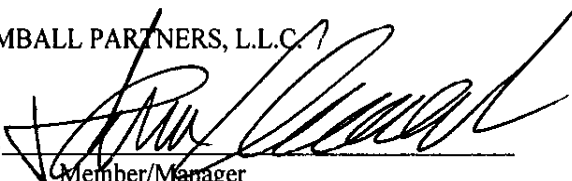
Property of Cook County Clerk's Office

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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 21st day of November, 2002.

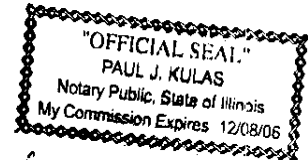
KIMBALL PARTNERS, L.L.C.

By: 
Member/Manager

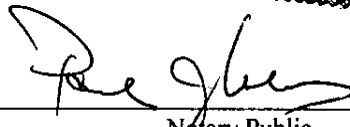
State of Illinois)
) ss.
County of Cook)

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 Kimball Partners, 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





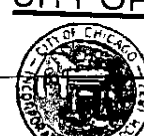
Given under my hand and seal, this 21st day of November, 2002.



Commission expires: 12-8-06


Notary Public

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

	STATE OF ILLINOIS STATE TAX  DEC. -3.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000037612	REAL ESTATE TRANSFER TAX 00184.00 FP326652	COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  DEC. -3.02 REVENUE STAMP	# 0000037506	REAL ESTATE TRANSFER TAX 00092.00 FP326665
	CITY OF CHICAGO CITY TAX  DEC. 3.02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000031531	REAL ESTATE TRANSFER TAX 00900.00 FP326650	CITY OF CHICAGO  DEC. 3.02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000031532	REAL ESTATE TRANSFER TAX 00480.00 FP326650

Mail to:

Joseph W. Pieper, Esq.
188 W. Randolph St., Suite 2424
Chicago, Illinois 60601

Send subsequent tax bills to:

Lisa Esquivel
3358 W. Hutchinson, Unit 1
Chicago, Illinois 60618