

UNOFFICIAL COPY



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Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/13/2003 12:31 PM Pg: 1 of 2

Special Warranty Deed
Statutory (Illinois)

The GRANTOR, **KIMBALL PARTNERS,**
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

ANN KEEN, of 2324 N. Washtenaw, Chicago, Illinois 60647
M.

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

Unit 4241-3 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 2003 and subsequent years.

Permanent Real Estate Index Number(s): 13-14-412-020-0000 (Affects underlying land)

Address(es) of Real Estate: 4241 N. Kimball, Unit 3, 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.

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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 25th day of April, 2003.

KIMBALL PARTNERS, L.L.C.

By: 

Member/Manager

State of Illinois)


) ss.

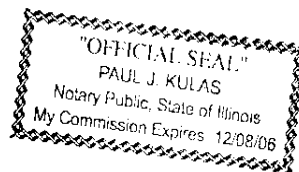
County of Cook)

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 25th day of April, 2003.


Commission expires: 12-8-08



Notary Public

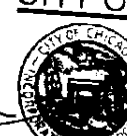


This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

STATE TAX  MAY - 5.03 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000041020	REAL ESTATE TRANSFER TAX
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		FP326652

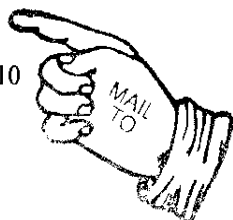
COUNTY TAX  MAY - 5.03 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000040876	REAL ESTATE TRANSFER TAX
		00084.75
		FP326665

CITY TAX  MAY - 5.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000035084	REAL ESTATE TRANSFER TAX
		00900.00
		FP326650

CITY TAX  MAY - 5.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000035085	REAL ESTATE TRANSFER TAX
		00371.25
		FP326650

Mail to:

Irvin J. Wagner, Esq.
55 W. Monroe St., Suite 2410
Chicago, Illinois 60603



Send subsequent tax bills to:

Ann Keen
4241 N. Kimball, Unit 3
Chicago, Illinois 60618