

# UNOFFICIAL COPY

## Special Warranty Deed Statutory (Illinois)



Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 08/28/2003 10:42 AM Pg: 1 of 2

128546 43

The GRANTOR, **L & P 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

<sup>A SINGLE MAN</sup>  
**ERIC BROWN**, of 1238 W. Carmen, #3N, Chicago, Illinois 60640

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

Unit 2252-3 in The West Loop Condominiums as delineated on a Survey of the following described real estate: The West 6 7/12 feet of Lot 6 and all of Lots 7, 8 and 9 in Jameson's Subdivision of Lots 1 to 10, both inclusive, in Bowen's Subdivision of Lot 18 in Block 10 with so much of Lots 37 and 38 as lies North of Adams Street in Freeman and Curtis Subdivision of Lots 14 to 17, both inclusive, in Block 10 in Rockwell's Addition to Chicago in Section 18, Township 39 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. 0030389454, 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): 17-18-107-036-0000; 17-18-107-037-0000; and  
17-18-107-038-0000 (Affect underlying land)

Address(es) of Real Estate: 2252 W. Adams, Unit 3, Chicago, Illinois 60612

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.

**L & P, INC.**

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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 2nd day of July, 2003.

**CITY TAX**  
**CITY OF CHICAGO**  
AUG. 28. 03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000040193  
**REAL ESTATE  
TRANSFER TAX**  
00367.50  
FP326650

L & P DEVELOPMENT, L.L.C.

By: *[Signature]*  
Member/Manager

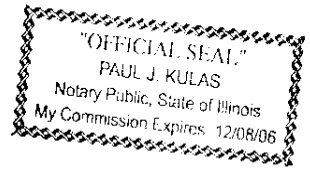
County of COOK )

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 L & P 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 2nd day of July, 2003.

Commission expires: 12-8-06

*[Signature]*  
Notary Public



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

**STATE TAX**  
**STATE OF ILLINOIS**  
AUG. 27. 03  
REAL ESTATE  
TRANSFER TAX  
00120.00  
FP326652

**CITY TAX**  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
AUG. 27. 03  
REAL ESTATE  
TRANSFER TAX  
00077.50

**STATE TAX**  
**STATE OF ILLINOIS**  
AUG. 28. 03  
REAL ESTATE  
TRANSFER TAX  
00049.00  
FP326652

**COUNTY TAX**  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
AUG. 28. 03  
REAL ESTATE  
TRANSFER TAX  
00007.00

**CITY TAX**  
**CITY OF CHICAGO**  
AUG. 28. 03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
00900.00  
FP326650

Mail to:

William Terpinas, Jr., Esq.  
8930 Gross Point Road, Suite 600  
Skokie, Illinois 60077

Send subs

Eric Brown  
2252 W. Adams, Unit 3  
Chicago, Illinois 60612