

UNOFFICIAL COPY



0327429024

Doc#: 0327429024
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/01/2003 07:24 AM Pg: 1 of 2

Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

The GRANTOR, **Zarand Development & Management, Inc.**, an Illinois corporation

1795332 1-3
2225961

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

an Unmarried Person
Carrie Ligman, of 3524 N. Claremont, Chicago, IL 60618

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

Parcel 1: Unit 4052-3 in Sacramento/Belle Plain Condominiums as delineated on a Survey of the following described real estate: Lots 1, 2 and 3 in Block 4 in Field's Boulevard Addition to Irving Park, a Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, 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. 0313910024, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-11, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

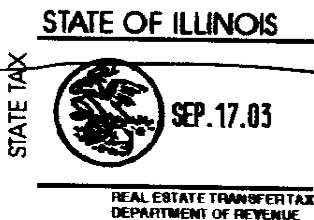
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors 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.

SUBJECT TO: General real estate taxes for 2003 and subsequent years.

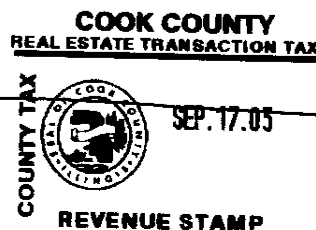
Permanent Real Estate Index Number(s): 13-13-327-014-0000 (affects underlying land)

Address(es) of Real Estate: 4052 N. Sacramento Ave., Unit 3, Chicago, IL 60618

AGIF, INC.



REAL ESTATE TRANSFER TAX
0023000
FP326652



REAL ESTATE TRANSFER TAX
0011500
FP326665

UNOFFICIAL COPY

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 29th day of August, 2003.

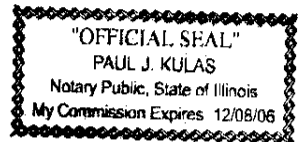
ZARAND DEVELOPMENT & MANAGEMENT, INC.

By: Vasile Gaode
Vasile Gaode, Its President & Secretary

State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vasile Gaode, personally known to me to be the President and Secretary of Zarand Development & Management, Inc., 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 President and Secretary, he 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 his 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 29th day of August, 2003.




Commission expires: 12-8-06

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
		SEP. 17.03	
		# 0000040831	00900.00
			FP326650
			REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

CITY TAX		CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
		SEP. 17.03	
		# 0000040832	00825.00
			FP326650
			REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

Mail to:

Lawrence H. Leavitt, Esq.
79 W. Monroe, Suite 912
Chicago, Illinois 60603

Send subsequent tax bills to:

Carrie Ligman
4052 N. Sacramento Ave., Unit 3
Chicago, Illinois 60618