

UNOFFICIAL COPY

Special Warranty Deed Statutory (Illinois)

The GRANTOR, **L & P DEVELOPMENT, L.L.C.**, an Illinois Limited Liability Company,



Doc#: 0328120142
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/08/2003 10:55 AM Pg: 1 of 2

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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

A SINGLE MAN

NARCIS MARGAIAN, of 4228 N. Keystone, #3D, Chicago, IL 60641

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

AGTF, INC.

Unit 2254-3 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 Others 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. 0030389464, 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: 2254 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.

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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 10th day of September, 2003.

L & P DEVELOPMENT, L.L.C.

By: [Signature]
Member/Manager

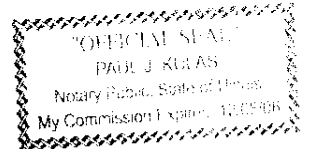
State of Illinois)
) ss.
County of Cook)

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 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

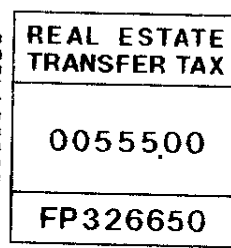
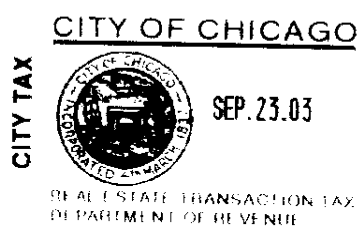
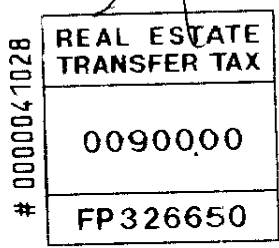
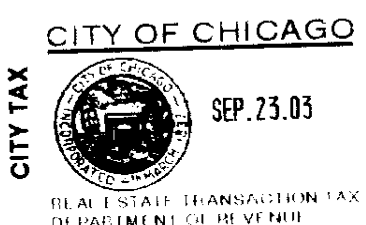
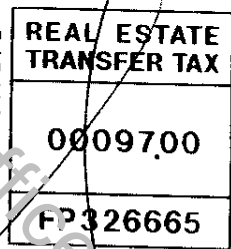
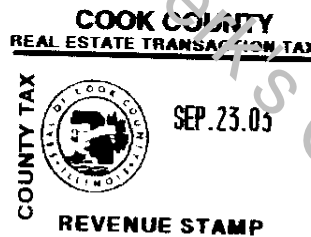
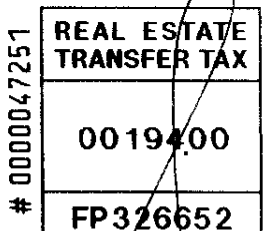
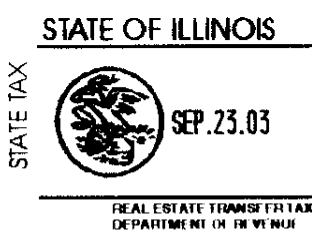
Given under my hand and seal, this 10th day of September, 2003.

Commission expires: 2-8-06

[Signature]
Notary Public



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



Mail to:

Jon Tomos, Esq.
3553 W. Peterson Ave., #203
Chicago, Illinois 60659

Send subsequent tax bills to:

Narcis Margaian
2254 W. Adams, Unit 3
Chicago, Illinois 60612