

UNOFFICIAL COPY

4327212 1/2

SPECIAL WARRANTY DEED

GIT

4327212 *u*



Doc#: 0328347121
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/10/2003 09:00 AM Pg: 1 of 2

SEND TAX BILLS TO:

BOBBY REECE
217 S. Leavitt, Unit 3S
Chicago, IL 60612

GIT

THIS INDENTURE WITNESSETH, that the Grantor **CLARKE CONSTRUCTION, LLC**, 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 and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company Conveys and Warrants unto GRANTEE: **BOBBY REECE** of 1117 N. Ashland, Chicago, IL, IN FEE SIMPLE, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION: See Page 2 attached hereto and made part hereof for legal description.
PROPERTY ADDRESS: 217 S. LEAVITT, UNIT 3S, CHICAGO, IL 60612
PTN: 17-18-116-007-0000 & 17-18-116-008-0000
Affects property in question and other property.

Subject to: General taxes for 2002 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; the Condominium Property Act of Illinois and the Declarations and Bylaws of the 217 South Leavitt Condominium as thereafter amended from time to time; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in FEE SIMPLE forever.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

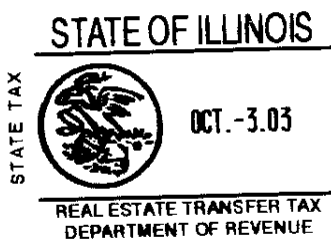
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member-Manager, Michael Clarke, this 1 day of Sept, 2003.

CLARKE CONSTRUCTION, LLC

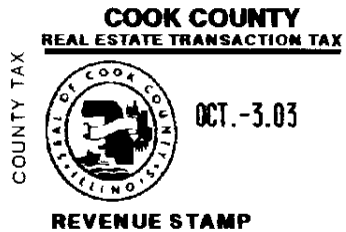
Michael Clarke

Michael Clarke, Member-Manager
(SEE NOTARY CLAUSE ON PAGE 2)

This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3289 West 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.



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|--------------|---------------------------------|
| # 0000013037 | REAL ESTATE TRANSFER TAX |
| | 0027250 |
| | FP 103014 |



| | |
|--------------|---------------------------------|
| # 0000012756 | REAL ESTATE TRANSFER TAX |
| | 0013625 |
| | FP 103017 |

2

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 217 S. LEAVITT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0320632142, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-6 A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 217 S. LEAVITT, UNIT 3S, CHICAGO, IL 60612

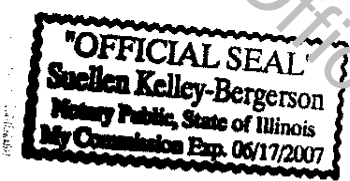
PTN: 17-18-116-007-0000 & 17-18-116-008-0000

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that Michael Clarke is personally known to me to be the Member-Manager of **CLARKE CONSTRUCTION, LLC**, an Illinois Limited Liability Company, and is 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 of the Limited Liability Company, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement of Clarke Construction, LLC, 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 official seal this 4th day of Sept, 2003.

Suellen Kelley-Bergerson
NOTARY PUBLIC



MAIL TO:
Elka Geller Nelson
20 N. Clarke, Suite 550
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Mr. BOBBY REECE
217 S. Leavitt, Unit 3S
Chicago, IL 60612

| | | |
|---|-------------------------------|-----------------------------|
| CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | CITY OF CHICAGO OCT. -3.03 | REAL ESTATE TRANSFER TAX |
| | # 0000006508 | 0204375 |
| | # | FP 103018 |