

UNOFFICIAL COPY



Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

Doc#: 0406205084
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/02/2004 11:03 AM Pg: 1 of 2

13
1309439
The GRANTOR, **Zarand Development & Management, Inc.**, an Illinois corporation

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

Jennifer Cotter, of 4051 N. Francisco, 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 4056-G in Sacramento/Belle Plaine 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-16, 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 2004 and subsequent years.

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

Address(es) of Real Estate: 4056 N. Sacramento Ave., Unit G, Chicago, IL 60618

ATGF, 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 President and attested by its Secretary, this 23rd day of February, 2004.

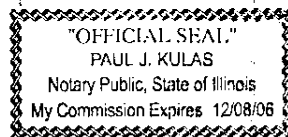
ZARAND DEVELOPMENT & MANAGEMENT, INC.

By: Vasile Gaode
Vasile Gaode, Its President & Secretary

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 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 23rd day of February, 2004.



Commission expires: 12-8-06

[Signature]
Notary Public

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

STATE OF ILLINOIS
STATE TAX
FEB. 27. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000052847
REAL ESTATE TRANSFER TAX
0022800
FP326652

CITY OF CHICAGO
CITY TAX
FEB. 26. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000200
REAL ESTATE TRANSFER TAX
0090000
FP326650

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
FEB. 27. 04
REVENUE STAMP

0000000934
REAL ESTATE TRANSFER TAX
0011400
FP326665

CITY OF CHICAGO
CITY TAX
FEB. 26. 04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000983
REAL ESTATE TRANSFER TAX
0081000
FP326650

Mail to:

Thomas C. McGowen, Esq.
1751 S. Naperville, Suite 101
Wheaton, Illinois 60187

Send subsequent tax bills to:

Jennifer Cotter
4056 N. Sacramento Ave., Unit G
Chicago, Illinois 60618