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Special Warranty Deed Statutory (Illinois)



Doc#: 0411429019
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/23/2004 09:15 AM Pg: 1 of 2

The GRANTOR, **3561-63 W. LYNDAL**,
LLC, 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

NICHOLAS MOREL, of 148 Chandler Ave., Elmhurst, IL 60126
J.

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

Parcel 1: Unit 2W in 3561 West Lyndale Condominiums as delineated on a Survey of the following described real estate: Lots 202 and 203 in the Subdivision of the North 1/2 of the West 1/3 of the Northeast 1/4 of Section 35, 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. 0328144164, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2004 and subsequent years.

Permanent Real Estate Index Number(s): 13-35-212-006-0000 (Affects underlying land)

Address(es) of Real Estate: 3561 W. Lyndale, Unit 2W, Chicago, Illinois 60647

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.

Property of Cook County Clerk's Office

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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 April, 2004.

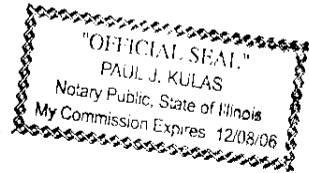
3561-63 W. Lyndale, LLC

By: Marcela Avram
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 Marcela Avram, personally known to me to be the Member/Manager of 3561-63 W. Lyndale, LLC, 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, she signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as her 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 April, 2004.



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

STATE TAX		APR.-6.04	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
# 0000053997		00240.00	
		FP326652	

COUNTY TAX		APR.-6.04	REAL ESTATE TRANSFER TAX REVENUE STAMP
# 0000002070		00120.00	
		FP326665	

CITY TAX		APR.-6.04	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
# 0000002295		00900.00	
		FP326650	

CITY TAX		APR.-6.04	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
# 0000002294		00900.00	
		FP326650	

Mail to:

Gregory Sultan, Esq.
1601 Sherman Ave., Suite 200
Evanston, Illinois 60201

Send subsequent tax bills to:

Nicholas Morel
3561 W. Lyndale, Unit 2W
Chicago, Illinois 60647