

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

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MTZ 2054008 1028

Prepared by: Allen B. Glass, Esq.
200 W. Jackson Blvd. #1200
Chicago, IL 60606



Doc#: 0411811090
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/27/2004 10:35 AM Pg: 1 of 3

After Recording, Nikolas Vallas
Mail To: 2405 N. Hamlin #3
Chicago, IL 60647

M.G.R. TITLE

KNOW ALL MEN BY THESE PRESENTS that LOHAN-FULLERTON LLC, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by NIKOLAS VALLAS, of 2234 W. Erie, Chicago, IL (collectively the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELI and CONVEY unto Grantee, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

3758-3760 W. Fullerton/2403-2405 N. Hamlin,
Unit 2405-3, Chicago, IL 60647

P.I.N. 13-26-327-025-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2003 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 22 day of April 2004.

LOHAN-FULLERTON LLC,
an Illinois Limited Liability Company

by: Nikolas Vallas
Authorized Manager

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STATE OF ILLINOIS}

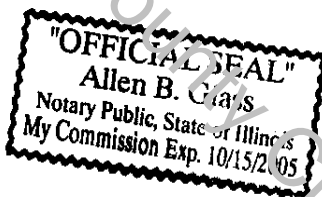
COUNTY OF COOK}

The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **VASILE LOHAN**, personally known to me to be an authorized Manager of **LOHAN-FULLERTON LLC**, an Illinois Limited Liability Company, 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 he is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal
this 22 day of April 2004.



Notary Public



My commission expires: 10/15/2005

City of Chicago
Dept. of Revenue
337076
04/23/2004 15:54 Batch 02286 24



Real Estate
Transfer Stamp
\$1,162.50

STATE OF ILLINOIS
STATE TAX
APR. 22. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000063388
REAL ESTATE
TRANSFER TAX
0015500
FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 23. 04
REVENUE STAMP



0000127535
REAL ESTATE
TRANSFER TAX
0007750
FP326670

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

PARCEL 1:

Unit No. **2405-3** in the **HAMLIN SQUARE CONDOMINIUM** as delineated on a survey of the following described real estate:

Lot 27 in Block 2 in Kersten's Subdivision of Lot 14 in Kimball's Subdivision of the West 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian (Except for the 25 Acres in the Northeast Corner), in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document No. 0408445056, together with an undivided percentage interest in the common elements.

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.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one hundred twenty (120) days prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.