

Doc#: 0411935297
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/28/2004 11:55 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **3734-36 N. Clifton LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Giles Flanagan ("Grantee"), whose address is 1535 W. Addison #1, Chicago Illinois, 60613, the following described real estate, to-wit:

PARCEL 1: UNIT 3734-3 AND P 4 IN CLIFTON COURT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 38 AND 39 IN BLOCK 1 IN BUCKINGHAM'S SECOND ADDITION TO LAKEVIEW, A SUBDIVISION OF ALL OF BLOCK 11 AND PARTS OF BLOCKS 10 AND 12 (EXCEPT RAILROAD) OF LAFLIN, SMITH, AND DYERS' SUBDIVISION OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0406545040 ("DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHTS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY AFORESAID.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above describe 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: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago

3Ry

8198256 DZ MM 10F3

Box 400-CTCC

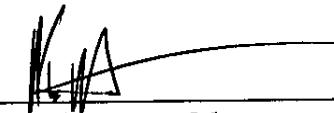
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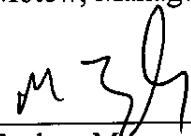
Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.


Permanent Real Estate Index Number: 14-20-215-031-0000
Commonly known as: 3734-36 N. Clifton, Chicago, Illinois 60613


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 26 day of April, 2004.


3734-36 N. CLIFTON LLC,
an Illinois limited liability company

By: 
Kenneth Motew, Manager

By: 
Michael Zucker, Manager

STATE TAX	
	STATE OF ILLINOIS
APR. 27. 04	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	00365.00
# 0000000316	FP 103024

COUNTY TAX	
	COOK COUNTY
APR. 27. 04	REAL ESTATE TRANSACTION TAX
REVENUE STAMP	REAL ESTATE TRANSFER TAX
# 0000000321	00182.50
	FP 103022

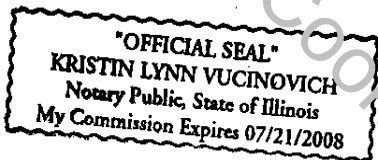
CITY TAX	
	CITY OF CHICAGO
APR. 27. 04	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	02738.00
# 0000000179	FP 103023

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth E. Motew and Michael Zucker, as Managers of 3734-36 N. Clifton LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26th day of April, 2004.



 Notary Public

 My commission expires

After Recording Mail to:

Kristin Vucinovich
180 N. LaSalle #3700
Chicago, IL 60601

Send Subsequent Tax Bills to:

Giles Flanagan
3734-36 N. Clifton
Chicago, IL 60613

This Instrument Was Prepared by:
 Whose Address Is:

Horwood Marcus & Berk Chartered
 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601