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This document was prepared by:

Arnold E. Karolewski, Esq.
Chuhak & Tecson, P.C.
30 South Wacker Drive, Suite 2600
Chicago, Illinois 60606-7413.

After recording, mail to:

Klise & Biel, Ltd.
1478 West Webster Avenue
Chicago, Illinois 60614



Doc#: 0414047133
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/19/2004 09:26 AM Pg: 1 of 2

GIT

GIT 4338109 MJ ^{1/3}
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this ^{4th} day of ^{MAY} April, 2004, by HD PROPERTY ACQUISITION, LLC, an Illinois limited liability company, of 430 N. Michigan Avenue, Suite 600, Chicago, Illinois 60611 ("Grantor"), to WAUKEGAN INVESTMENT GROUP, INC., an Illinois corporation ("Grantee") and which Grantee has an address of 1478 West Webster Street, Chicago, Illinois 60614.

WITNESSETH, that Grantor, pursuant to authority granted by the members of said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby GRANT, CONVEY and REMISE to Grantee, the property described to wit:

UNIT 6967-2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6963-69 NORTH ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 08105405 IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 11-32-112-025-1011

Commonly known as: 6969 Ashland Avenue, Unit 203, Chicago, Illinois 60636

Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its successors and assigns, that it has not done or suffered to be done, anything whereby the said property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND said property

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against all persons lawfully claiming, or to claim the same, by, through or under Grantor subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2003 (other than the 1st installment thereof) and subsequent years; and existing residential lease.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

HD PROPERTY ACQUISITION, LLC, an Illinois limited liability company

By:
John M. Mullen, Manager

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

CITY OF CHICAGO



MAY. 14. 04

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000009077

REAL ESTATE TRANSFER TAX
01125.00
FP 103018

I, ARNOLD E. KAROLEWSKI, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me and personally known to me to be John M. Mullen, Manager of HD Property Acquisition, LLC, an Illinois limited liability company, and acknowledged that he signed and delivered said instrument as his free and voluntary act in his capacity as Manager of HD Property Acquisition, LLC, an Illinois limited liability company.

GIVEN under my hand and official seal this 4th day of ~~April~~ ^{MAY}, 2004.

"OFFICIAL SEAL"
Arnold E. Karolewski
Notary Public, State of Illinois
My Commission Exp. 11/01/2006

NOTARY PUBLIC
My commission expires: _____

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY. 14. 04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00075.00
FP 103017

0000017521

STATE TAX
STATE OF ILLINOIS

MAY. 14. 04
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00150.00
FP 103014

0000017804