

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0416141112  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/09/2004 10:44 AM Pg: 1 of 3

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

After Recording, JOHN M KURANTY, ESQ.

Mail To: 7925 W 103rd ST #1A

PALOS HILLS, IL 60468

205 4352/mcc/AW 501-3

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 ADAM VONOHLEN, of 208 S. Jefferson St., Chicago, IL (collectively the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, REACQUIRED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL 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 2403-2, 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 9<sup>th</sup> day of April 2004.

LOHAN-FULLERTON LLC,  
an Illinois Limited Liability Company

by: [Signature]  
Authorized Manager

M.G.R. TITLE

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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 9<sup>th</sup> day of April 2004.


  
\_\_\_\_\_  
Notary Public




My commission expires: 10/15/05

City of Chicago  
Dept. of Revenue  
341496  
06/08/2004 07:49 Batch 02215 4  
Real Estate  
Transfer Stamp  
\$1,158.75



STATE TAX  
  
STATE OF ILLINOIS  
JUN.-7.04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000065021  
REAL ESTATE  
TRANSFER TAX  
0015450  
FP326669

COUNTY TAX  
  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN.-8.04  
REVENUE STAMP

# 0000131219  
REAL ESTATE  
TRANSFER TAX  
0007725  
FP326670

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EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED

PARCEL 1:

Unit No. **2403-2** 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.