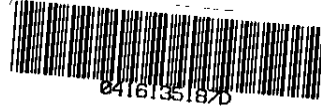


UNOFFICIAL COPY



Doc#: 0416135187
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/09/2004 01:53 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

1032

SMW-87

OK

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This Indenture is made as of the 19th day of May, 2004, between OAK LEAF PROPERTIES LLC, an Illinois limited liability company ("Grantor") whose address is 3240 W. Fullerton Parkway, Chicago, IL 60647,

Cook County, Illinois and Melissa McNulty (^{single woman} ~~unmarried~~) ("Grantee"), with an address at 3240 W. Fullerton Parkway, Unit 2, Chicago, Cook County, Illinois.

WITNESSETH, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, ~~not as Tenants in Common but as JOINT TENANTS~~, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE ATTACHED EXHIBIT A

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium for the 2300 N. KIMBALL AVENUE CONDOMINIUM dated, May 13, 2004, and recorded May 19, 2004, in the Cook County Recorder's Office as Document No. 0414034013 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights' and easements set forth in the Declaration for the benefit of the remaining property described therein.

3

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

Box 400-CTCC

UNOFFICIAL COPY

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its *successors* and assigns, that during Grantor's ownership of the Premises Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, *the said* premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; as amended.; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits hereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (h) utility easements, if any, whether recorded or unrecorded; (i) leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

The Tenant of Unit No 3240-2 is purchasing the unit.

Dated: 26 of May, 2004.

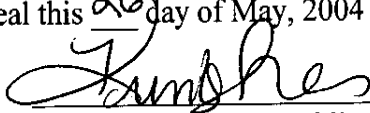
OAL LEAF PROPERTIES, L.L.C., an Illinois
Limited Liability Company

By: 
Mark A. Fishman, Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Mark A. Fishman, Member of Oak Leaf Properties, L.L.C. and known to me to be as a Member of the limited liability company that executed this Special Warranty Deed and acknowledged the Special Warranty Deed to be a free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization and its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or is authorized to execute this Special Warranty Deed and in fact executed the Warranty Deed on behalf of the limited liability company

GIVEN under my hand and Notarial Seal this 26 day of May, 2004


Notary Public



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EXHIBIT A

1. Legal Description:

UNIT 3240-2, IN THE 3240 W. FULLERTON PARKWAY CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 6 (EXCEPT THE EAST 3.50 FEET OF THE SOUTH 41.00 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 1, 2, 3, 4, AND 5 IN P. GUNDERSON'S SUBDIVISION OF LOTS 28, 29 AND 30 IN BLOCK 7 AND ALL OF LOT 27 IN THE WEST 8.00 FEET OF LOT 26 IN SAID BLOCK 7, ALL IN HITT AND OTHERS' SUBDIVISION OF 39 ACRES OF THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, 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 0414034013, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

2. Street Address: 3240 W. Fullerton Parkway, Unit 2, Chicago, Illinois 60647-2512.

3. Permanent Index Number: 13-26-429-031-0000 (part of)

After recording mail to:

After Recording, MAIL TO:

Mail tax bill to: Melissa McNulty, 3240 W. Fullerton Parkway, Unit 2, Chicago, IL 60647

STATE TAX

STATE OF ILLINOIS

JUN.-8.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000580

REAL ESTATE TRANSFER TAX
0018550
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN.-8.04

REVENUE STAMP

0008000592

REAL ESTATE TRANSFER TAX
0009275
FP 103022

CITY TAX

CITY OF CHICAGO

JUN.-8.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000345

REAL ESTATE TRANSFER TAX
0139125
FP 103023