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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **732 West Bittersweet Company 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,



Doc#: **0418233190**
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/30/2004 11:39 AM Pg: 1 of 3

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 Jenna R. Haisey* ("Grantee"), whose address is 746 W. Wrightwood #1E, Chicago, IL 60614, the following described real estate, to-wit: **an unmarried woman*

UNIT NO. 902 IN 732 WEST BITTERSWEET PLACE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE WEST 12 FEET 7 ¹/₄ INCHES OF LOT 7 IN BITTERSWEET, A SUBDIVISION OF LOTS 13 AND 16 AND VACATED STREET LYING BETWEEN LOTS 13 AND 16 OF SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, 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 0412432014 ("DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

The tenant has waived or failed to exercise the right of first refusal.

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 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

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(3) A

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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: 14-16-304-022-0000 (part of)
Commonly known as: 732 West Bittersweet Place, Unit 902,
Chicago, Illinois 60613

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 29th day of June, 2004.

732 West Bittersweet LLC,
an Illinois limited liability company

By: James Topps
James Topps, Manager

STATE TAX

STATE OF ILLINOIS

JUN. 29. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000706

REAL ESTATE TRANSFER TAX
0016750
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. 29. 04

REVENUE STAMP

0000000721

REAL ESTATE TRANSFER TAX
0008375
FP 103022

CITY TAX

CITY OF CHICAGO

JUN. 29. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000436

REAL ESTATE TRANSFER TAX
0125625
FP 103023

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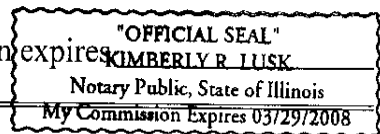
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that James Topps, as Manager of 732 West Bittersweet Company 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 29th day of June, 2004.

Kimberly R. Lusk

 Notary Public



After Recording Mail to:

Charles N. Therman, Esq.
3623 W. Lawrence Ave.
Chgo. IL 60625

Send Subsequent Tax Bills to:

Jenna R. Halsey
~~716~~ 732 W. Bittersweet #902
Chgo. IL 60613

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601