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Doc#: 0421547053
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/02/2004 08:39 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

GIT 4335532 U 1/2

MAIL TO:

Mr. Robert Egan
203 N. LaSalle, Suite 2300
Chicago, IL 60601

SEND TAX BILLS TO:

LAURA J. KRETZ
3175 W. MONROE, UNIT 3
Chicago, IL 60612

THIS INSTRUMENT WITNESSETH, that the Grantor **CLARKE CONSTRUCTION, LLC**, an Illinois Corporation duly organized under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company Conveys and Warrants unto GRANTEE: LAURA J. KRETZ, IN FEE SIMPLE, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION: See Page 2 attached hereto and made part hereof for legal description.
PROPERTY ADDRESS: 3175 W. MONROE, UNIT 3, Chicago, IL 60612
PTN: 16-13-107-001-0000
Affects property in question and other property.

Subject to: General taxes for 2003 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; the Condominium Property Act of Illinois and the Declarations and Bylaws of the 3175 W. MONROE Condominium as thereafter amended from time to time; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in FEE SIMPLE forever.

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member-Manager, MICHAEL CLARKE, this 23 day of July, 2004.

CLARKE CONSTRUCTION, LLC

Michael Clarke

MICHAEL CLARKE, President
(SEE NOTARY CLAUSE ON PAGE 2)

This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3319 West 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.


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Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



JUL.29.04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010126

REAL ESTATE TRANSFER TAX
01477.50
FP 103018

STATE TAX

STATE OF ILLINOIS



JUL.28.04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019889

REAL ESTATE TRANSFER TAX
00197.00
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.29.04

REVENUE STAMP

0000019611

REAL ESTATE TRANSFER TAX
00098.50
FP 103017

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3175 W. MONROE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. ^{64 292 39 7 26} IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 3175 W. MONROE, UNIT 3, Chicago, IL 60612

PTN: 16-13-107-001-0000

Affects property in question and other property.

STATE OF ILLINOIS)

) ss.

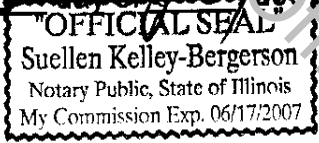
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that MICHAEL CLARKE is personally known to me to be the authorized officer of CLARKE CONSTRUCTION, LLC., an Illinois Corporation, and is 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 as such authorized officer of the Illinois Corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Incorporation and the Board of Directors of CLARKE CONSTRUCTION, LLC., as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this

27 day of July, 2004

Suellen Kelley-Bergerson
NOTARY PUBLIC



MAIL TO:
Mr. Robert Egan
203 N. LaSalle, Suite 2300
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Ms. LAURA J. KRETZ
3175 W. MONROE, UNIT 3
Chicago, IL 60612

UNOFFICIAL COPY

ORDER NO.: 1301 - 004335532
 ESCROW NO.: 1301 - 004335532

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STREET ADDRESS: 3175 WEST MONROE UNIT #3
CITY: CHICAGO **ZIP CODE:** 60612
TAX NUMBER: 16-13-107-001-0000

COUNTY: COOK

SUBJECT TO DECLARATION OF EASEMENT AND COVENANTS BY GRANTOR DATED THE 19 DAY OF JULY, 2004 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0420144079, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY HEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3175 W. MONROE STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0420239126, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-5-3, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.