

UNOFFICIAL COPY

392217
Special Warranty Deed



Doc#: 0422345039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/10/2004 09:26 AM Pg: 1 of 3

This indenture, made this 26th day of July, 2004, between JaEh Group LLC, a limited liability company duly incorporated and authorized to conduct business in the State of Illinois, party of the first part, and Royal George LLC, a limited liability company duly incorporated and authorized to conduct business in the State of Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to its assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 13-25-130-016-0000

Address of Real Estate: 3105 W. George Street, Unit 3105-1, Unit 3105-2 and Unit 3105-3
3107 W. George Street, Unit 3107-1, Unit 3107-2 and Unit 3107-3
3109 W. George Street, Unit 3109-1, Unit 3109-2 and Unit 3109-3
Chicago, Illinois 60618

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part and its assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part and its assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for Albany-George Condominium (the Declaration), including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for Albany-George Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

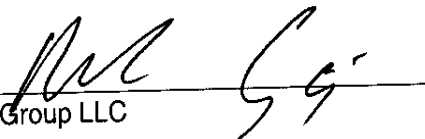
Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

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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 party of the first part has caused its name to be signed to these presents the day and year first above written.


JaEh Group LLC

State of Illinois)

County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mieczyslaw Gaj 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 signed and delivered the said instrument on behalf of JaEh Group LLC in the capacity as its Member, for uses and purpose therein set forth.


Notary Public

OFFICIAL SEAL
MAREK LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES
July 26, 2004

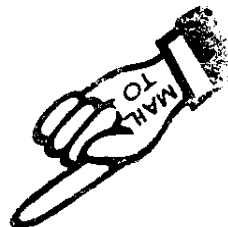
OFFICIAL SEAL
MAREK LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-1-2004

After recording mail to:

Royal George LLC
2302 W. North Avenue
Suite 1E
Chicago, IL 60647

Mail subsequent tax bills to:

Royal George LLC
2302 W. North Avenue
Suite 1E
Chicago, IL 60647



Property of Cook County Clerk's Office

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STEWART TITLE

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

ALTA COMMITMENT

Schedule A - Legal Description

File Number: TM152965

Assoc. File No: Albany - Royal

COMMITMENT - LEGAL DESCRIPTION

Lots 1 and 2 in Meyer and Smith's Subdivision of the South half of the East half of the West half of the Southwest quarter of the Northwest quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

