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Doc#: 0425342064
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/09/2004 08:00 AM Pg: 1 of 4

Special Warranty Deed
LIMITED LIABILITY COMPANY
TO INDIVIDUAL(S)

ILLINOIS

Above Space for Recorder's Use Only

Jalix
8234237

3/11

THIS AGREEMENT between 3228 N. Sheffield LLC a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and (Name and Address of Grantee-s) Jamie Stouffer and James Stouffer and Deborah Stouffer of 3230 N. Sheffield, Chicago, IL 60657 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 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 authority of the Board of Members of said Limited Liability Company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, not as Tenants in Common but as Joint Tenants and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: (see legal description rider attached as page 3 hereto).

Together with all and singular the hereditaments and appurtenances thereto 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 premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Jamie Stouffer and James Stouffer and Deborah Stouffer, his/her/their heirs and 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, his/her/their heirs and 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: General Taxes for the year 2003, 2004 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-20-424-033-0000

Address(es) of Real Estate: 3228 N Sheffield, #2, Chicago, IL

BOX 333-CTP

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COCK
CO. NO. 016
3 2 9 3 9 5

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 19 04 DEPT. OF REVENUE

P.B. 10666

427.00

Property of Cook County Clerk's Office

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG 19 04

P.B. 11427

213.50

CITY OF CHICAGO

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

SEP.-8.04

0000015239

REAL ESTATE TRANSFER TAX
0320250
FP 102805

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The date of this deed of conveyance is July 28, 2004.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Corporate Seal to be hereto affixed, and has caused its name to be signed these presents by its Managing Member President and attested by its Secretary, on the date stated herein.

Name of Limited Liability Company:
3228 N. Sheffield LLC

x B. Kennedy
By: Bernard Kennedy, Managing Member

(Impress Corporate Seal Here)

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bernard Kennedy personally known to me to be the Managing Member President of 3228 N. Sheffield LLC a Illinois Limited Liability Company, and personally known to me to be the Secretary of said Limited Liability Company, and 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 severally acknowledged that as such Managing Member President and Secretary, they signed and delivered the said instrument and caused the Corporate Seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the board of Members of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.



(Impress Seal Here)
(My Commission Expires *7/2/08*)

Given under my hand and official seal, July 28, 2004

Michelle M. Reick
Notary Public

This instrument was prepared by: Jeffrey Hlava 7115 West North Ave., Suite 322 Oak Park, IL, 60302	Send subsequent tax bills to: Jamie Stouffer 3228 N Sheffield, #2 Chicago, IL	Recorder-mail recorded document to:
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LEGAL DESCRIPTION UNDER

For the premises commonly known as 3228 N Sheffield #2, Chicago, IL
 and UNITS P-1 AND P-4

UNIT 2 IN THE 3228 NORTH SHEFFIELD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 36 IN BLOCK 5 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, AS MAY BE AMENDED FROM TIME TO TIME, RECORDED JUNE 14, 2004 AS DOCUMENT NUMBER 0416618147, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office