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Doc#: 0431302318
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/08/2004 02:02 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

This Indenture is made as of the 29th day of Oct. 2004, between OAK LEAF PROPERTIES LLC, an Illinois limited liability company ("Grantor") whose address is 3240 W. Fullerton Parkway, Chicago, IL 60647,

C. Cook County, Illinois and Steve Koellner ("Grantee"), with an address at 1629 N. Honore, Unit 1, Chicago, Cook County, Illinois.

and Sheila J. Koellner AS JOINT TENANTS
with rights of survivorship

WITNESSETH, that 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, 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.

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

8250239-D2-TWS (143)

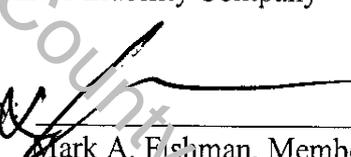
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And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its *successors* and assigns, that during Grantor's ownership of the Premises Grantor has not done or suffered to be done, anything whereby the said 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, if any, of Unit No 3240-3, either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

Dated: 29th of October, 2004.

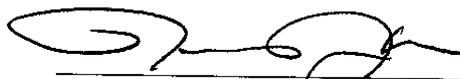
OAK LEAF PROPERTIES, L.L.C., an Illinois
Limited Liability Company

By 
Mark A. Fishman, Member

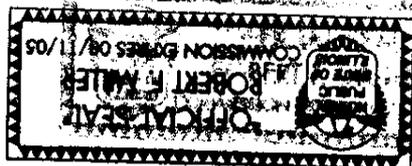
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 29th day of October, 2004



Notary Public



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EXHIBIT A

1. Legal Description:

UNIT 3240-3, 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 ½ OF THE SOUTHEAST ¼ 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 3, Chicago, Illinois 60647-2512.

3. Permanent Index Number: 13-26-429-031-0000

After recording mail to: John M. Aylesworth, 1101 W. Lake St., Chicago, IL 60607

Mail tax bill to: Steven Koellner, 3240 W. Fullerton Parkway, Unit 3, Chicago, IL 60657

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000001582	REAL ESTATE TRANSFER TAX
	NOV.-5.04		0023000
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000001610	REAL ESTATE TRANSFER TAX
	NOV.-5.04		0011500
			FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000000970	REAL ESTATE TRANSFER TAX
	NOV.-5.04		0172500
			FP 103023