

UNOFFICIAL COPY

Special Warranty Deed

Statutory (Illinois)

Corporation to Individual

The GRANTOR, R & S Builders & Developers, Inc.



Doc#: 0435135098

Eugene "Gene" Moore Fee: \$26.00

Cook County Recorder of Deeds

Date: 12/16/2004 08:54 AM Pg: 1 of 2

SASB/MOZ 2 10 #1
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a corporation 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, for and in consideration of Ten & 00/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Christian Cano of 1244 N. Wood, Chicago, Illinois 60622

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 3 in the 1036 North Wood Condominium, as delineated on a Survey of the following described real estate: Lot 10 in Cram's Subdivision of Lots 1 and 2 in Block 4 in Superior Court partition of Blocks 2, 4, 7, West 1/2 of Block 3 and the South 1/2 of Block 8 in a Subdivision by Cochran and Others of the West 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0426444061, together with its undivided percentage in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3 and S-3, limited common elements, as delineated on the Survey attached to the Declaration aforesaid as Document number 0426444061.

SUBJECT TO: Real estate taxes for 2003 and thereafter.

Permanent Real Estate Index Number(s): 17-06-416-032-0000 (affects underlying land)

Address(es) of Real Estate: 1036 N. Wood St., Unit 3, Chicago, Illinois 60622

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 though the provisions of said Declaration were recited and stipulated at length herein.

REAL ESTATE TRANSFER TAX	00197.50	FP 102802
000008730 #		
COOK COUNTY REAL ESTATE TRANSACTION TAX	DEC. 13.04	REVENUE STAMP
COUNTY TAX		

Box 324

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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 President and Secretary this 6th day of October, 2004.

R & S Builders & Developers, Inc.

By: *Rade Savkovic*
 President

Attest: *Shivjit S. Hundle*
 Secretary

State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rade Savkovic personally known to me to be the President of the

R & S Builders & Developers, Inc., an Illinois corporation


and Shivjit S. Hundle personally known to me to be the Secretary of said corporation, 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 President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 6th day of October, 2004.


Commission expires: 3.8.06

[Signature]
 Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

CITY OF CHICAGO
 CITY TAX

 DEC. 13.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

# 000018330	REAL ESTATE TRANSFER TAX
	0296250
	FP 102805

STATE OF ILLINOIS
 STATE TAX

 DEC. 13.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000081522	REAL ESTATE TRANSFER TAX
	00395.00
	FP 102808

Mail to:

James V. Tenuto, Esq.
 100 W. Green Street
 Bensenville, Illinois 60106

Send subsequent tax bills to:

Christian Cano
 1036 N. Wood St., Unit 3
 Chicago, Illinois 60622