

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS



Doc#: 0436235124
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 12/27/2004 12:06 PM Pg: 1 of 3

UPON RECORDING MAIL TO:

SIMON Edelstein
939 W GRACE
CHICAGO IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Cecilia Salinas
4843 North Winthrop, Chicago, Illinois 60640
Unit 3N

The grantor, 4839-43- North Winthrop LLC, an Illinois limited liability company, ("Grantor"), of 2202 W. Irving Park Road, Chicago, Illinois 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Cecilia Salinas **as an Individual**, ("Grantee"), of 1435 W. Pratt, #3, Chicago, Illinois 60226, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: **covenants, conditions and restrictions of record and general real estate taxes for the year 2004 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.**

The Tenant of Unit 3N had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises **as an Individual** forever.

Permanent Real Estate Index Number: 14-08-415-009-0000

Address of real estate: 4843 North Winthrop, Chicago, Illinois 60640, Unit 3N

Dated this this 2 day of November, 2004.

4839-43- North Winthrop LLC

By: J. O'Flaherty
John O'Flaherty, Manager

LOFI LWD
S. C.
CTZ WPS8377447

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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT John O'Flaherty, Manager, personally known to me to be the Manager of 4839-43- North Winthrop LLC, an Illinois limited liability company, and personally know 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 Manager, he signed and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

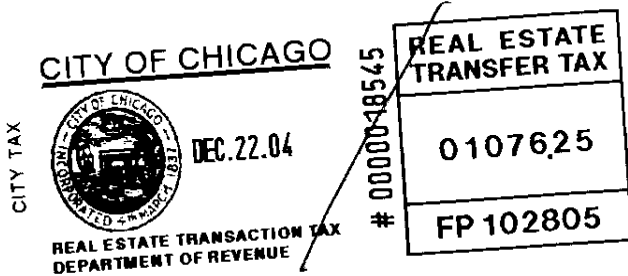
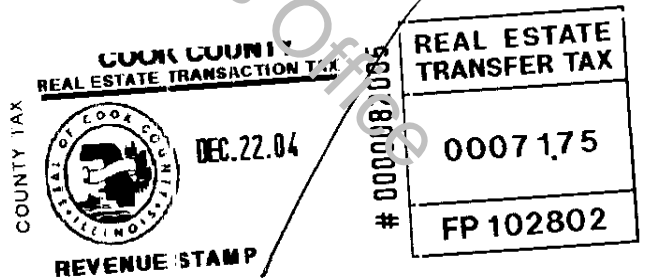
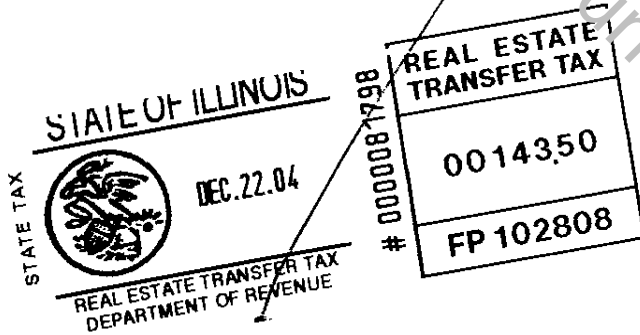
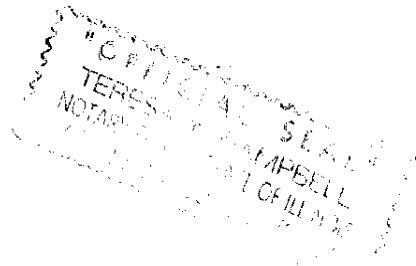
Given under my hand and official seal, this this ___ day of November, 2004.

Just Campbell

Notary Public

This instrument prepared by:

John R. Joyce, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603



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UNIT #3N

STREET ADDRESS: 4843 NORTH WINTHROP
CITY: CHICAGO
TAX NUMBER: 14-08-415-009-0000
COUNTY: COOK

LEGAL DESCRIPTION:

UNITS 3N AND P-4 IN 4843 NORTH WINTHROP CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 33 IN GEORGE LILL'S SHERIDAN ROAD ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0422334061 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office