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SPECIAL WARRANTY DEED  
INDIVIDUAL TENANCY  
ILLINOIS

Doc#: 0501202096  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/12/2005 08:28 AM Pg: 1 of 4

UPON RECORDING MAIL TO:

Sara Sumner  
1617 North Hoyne  
Chicago, Illinois

556981

SEND SUBSEQUENT TAX BILLS TO:

Rebecca Nix  
5254 North Paulina-Unit 3  
Chicago, Illinois 60640

\*L.

THIS INDENTURE, made this 7<sup>th</sup> day of December, 2004, between 5248-56 N. Paulina LLC, an Illinois limited liability company, party of the first part, and Rebecca Nix party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Common address: 5254 North Paulina-Unit 3, Chicago, Illinois 60640

\*\* 3519 N. Wilton, #2,  
Chicago IL 60657

Legal Description:

SEE ATTACHED

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for Paulina Place Condominiums and Declaration of Covenants, Restrictions and Cross-Easements, recorded August 4 2004 as Document Number 0421745121 (the "Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois.

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 in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

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.

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, its 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 FOREVER DEFEND.

TO COR TIME

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Box 15

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Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
  
JAN. 10. 05  
**REVENUE STAMP**

# 0000025337  
**REAL ESTATE  
TRANSFER TAX**  
0000500  
**FP326707**

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The tenant of Unit 5254 has waived or has failed to exercise the right of first refusal.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first written above.

Permanent Real Estate Index Numbers:

5248-56 N. Paulina LLC, an Illinois limited liability company

14-07-223-014-0000

Dated this 7<sup>th</sup> day of December, 2004

By: Skip Shein  
Its Manager

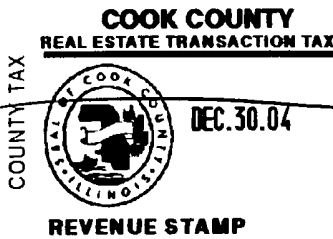
State of Illinois )  
County of Cook )SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Skip Shein, personally known to me to be the Manager of 5248-56 N. Paulina LLC, an Illinois limited liability company, and 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 as his 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.

Given under my hand and official seal, this 7<sup>th</sup> day December, 2004.

[Signature]  
Notary Public

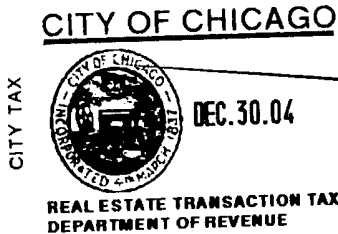
Commission Expires: 6-11 2006



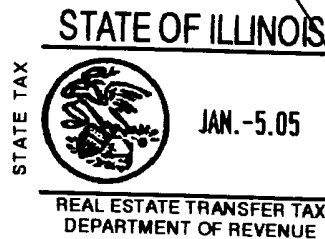
REAL ESTATE TRANSFER TAX
0012875
FP326707



REAL ESTATE TRANSFER TAX
00257.50
FP 102809



REAL ESTATE TRANSFER TAX
01913.25
FP 102803



REAL ESTATE TRANSFER TAX
00010.00
FP 102809

This instrument prepared by: Elka Geller Nelson & Associates LLC, 20 North Clark St., Suite 550, Chicago IL 60602

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000556981 CH

**STREET ADDRESS:** 5254 N. PAULINA

**UINIT #**5254-3

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 14-07-223-014-0000 *Pig to P*

**LEGAL DESCRIPTION:**

UNIT NUMBER 5254-3 IN THE 5248-56 N. PAULINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN BLOCK 26 IN MOUNT PLEASANT SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421745121; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.