

UNOFFICIAL COPY

Special Warranty Deed



Doc#: 0504614042
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/15/2005 07:32 AM Pg: 1 of 3

418861

1 of 2

This indenture, made this 9th day of February, between Dool LLC, a limited liability company duly incorporated and authorized to conduct business in the State of Illinois, party of the first part, and Thomas Booth 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 (\$10.00) 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 corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually 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 know and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N. # 13-14-324-022-0000

Address of Real Estate: 3652 W. Belle Plaine, Unit 304, Chicago, IL 60618

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 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, 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: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for Belle Plaine-Lawndale Condominium recorded on October 29, 2004, as document number 0430318089 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the Belle Plaine-Lawndale Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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File Number: TM170211

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LEGAL DESCRIPTION

Unit 304 together with its undivided percentage interest in the common elements in Belle Plaine-Lawndale Condominium, as delineated and defined in the Declaration recorded as document number 0430318089, as amended from time to time, in the Southwest 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3652 Belle Plaine

Condo 304

Chicago IL 60618

PIN/Tax Code: 13-14-324-022-0000

Property of Cook County Clerk's Office

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

Jacek Jankowski
Dool LLC

February 9, 2005

State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacek Jankowski 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 on behalf of Dool LLC in the capacity as a Sole Member, for uses and purpose therein set forth.

Marek Loza
Notary Public

OFFICIAL SEAL
MAREK LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-18-2008
February 9, 2005


Notary Public

After recording mail to:
Thomas Booth
3652 W. Belle Plaine,
Unit 304
Chicago, IL 60618

Mail subsequent tax bills to:
Thomas Booth
3652 W. Belle Plaine,
Unit 304
Chicago, IL 60618

STATE TAX

STATE OF ILLINOIS



FEB. 11.05


0000024223

REAL ESTATE TRANSFER TAX
00125.00
FP 102804

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO



FEB. 11.05


0000012932

REAL ESTATE TRANSFER TAX
00937.50
FP 102807

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY



FEB. 11.05

0000024207

REAL ESTATE TRANSFER TAX
00062.50
FP 102810

REVENUE STAMP