

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS



Doc#: 0507042004
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/11/2005 07:31 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Ladji Funches
5711-13 South Calumet
Unit 1-N
Chicago, Illinois 60637-1207

SEND SUBSEQUENT TAX BILLS TO:

Ladji Funches
5711-13 South Calumet
Unit 1-N
Chicago, Illinois 60637-1207

The grantor, 5711 SOUTH CALUMET LLC, an Illinois limited liability company ("Grantor"), of 2159 West Madison, Unit 1, Chicago, Illinois 60612, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Ladji Funches** ("Grantee"), of 10811 S. Edbrooke, Chicago, IL 60628, 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 [first installment] and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Unit 1-N 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 forever.

Permanent Real Estate Index Numbers: 20-15-118-003-0000
Address of Real Estate: 5711-13 South Calumet, Unit 1-N, Chicago, Illinois 60637-1207

Dated this 28th day of February, 2005.

5711 SOUTH CALUMET LLC,

By: John R. George, Managing Member

BOX
334

ETW WPS377570
MIL CAD No Ass 1/12

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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 _____, as Managing Member of 5711 South Calumet LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead..

Given under my hand and official seal, this 28th day of February, 2005.

Notary Public




This instrument prepared by.

Paul G. Hull
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR. -4.05


0000083979

REAL ESTATE TRANSFER TAX
0020400
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. -4.05


0000084184

REAL ESTATE TRANSFER TAX
0010200
FP 102802

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



MAR. -4.05

000001494

REAL ESTATE TRANSFER TAX
0153000
FP 102805

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 1-N IN THE 5711 SOUTH CALUMET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 24 AND 25 IN THE SUBDIVISION OF THE NORTH ½ OF LOTS 9, 10 AND 26 IN NEWHALL, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0503219054 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-15-118-003-0000

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