

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **LALAGENDA DEVELOPMENT, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real estate is located,



Doc#: 0509004138
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/31/2005 10:41 AM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manger of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **GABRIELA AMADOR** ("Grantee"), whose address is 2342 W. Barry, Chicago, Illinois 60618, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

Grantor also hereby grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 11-32-102-008-0000
Commonly known as: 1340 W. Estes, Unit G, Chicago, IL 60626

BOX 334 CTT

FW-0538 No Pay 087 (2) 43

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

MAR. 30.05

STATE TAX # 00000171

REAL ESTATE TRANSFER TAX
001275.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

MAR. 30.05

REVENUE STAMP

CITY OF CHICAGO

REAL ESTATE TRANSFER TAX
00063.75
FP 103034

0000001434

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

MAR. 30.05

CITY TAX

REAL ESTATE TRANSFER TAX
00956.25
FP 103033

0000000527

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 10 day of JAN, 2005.

LALAGENDA DEVELOPMENT LLC,
an Illinois limited liability company

By: **K2 ARCHITECTS, INC.,**
an Illinois corporation
Its: Manager

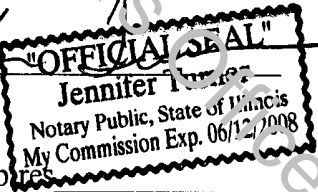
By: Matthew L. Kupritz
Matthew L. Kupritz, Vice President

Property of Cook County Clerk's Office

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 Matthew L. Kupritz, as Vice President of K2 Architects, Inc., an Illinois corporation, Manager of Lalagenda Development, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of January, 2005.

Jennifer Turner
Notary Public
My commission expires _____


After Recording Mail to:
Jack A Arfa
77 W. Washington #613
Chicago, IL 60602

Send Subsequent Tax Bills to:
Gabricla Amador
1340 W. Estes - Garden Unit
Chicago, IL 60626

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

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EXHIBIT A

UNIT GARDEN IN THE LA LEGENDA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

THE EAST 25 FEET OF LOT 12 AND ALL OF LOT 11 AND THE WEST 34 FEET OF LOT 10 IN WILLIAM M. DEVINE'S 3RD BIRCHWOOD BEACH SUBDIVISION IN BLOCK 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Pin # 11-32-102-008-0000

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