

UNOFFICIAL COPY

Special Warranty Deed Statutory (Illinois)

The GRANTOR, **1418 W. BRYN MAWR, LLC, an Illinois limited liability company,**



Doc#: 0512426009
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/04/2005 09:17 AM Pg: 1 of 2

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a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

KRISTINA BUTLER, of 2737 N. Wayne, Chicago, Illinois 60614

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 2W in Bryn Mawr Place Condominium as delineated on a Survey of the following described real estate: Lots 53 and 54 in Block 2 in Bryn Mawr Addition to Edgewater in the West 1/2 of the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0502434136, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-2 and S-3, limited common elements, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2005 and subsequent years.

Permanent Real Estate Index Number(s): 14-05-330-049-0000 (affects underlying land)

Address(es) of Real Estate: 1420 W. Bryn Mawr Ave., Unit 2W, Chicago, IL 60660

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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 22nd day of April, 2005.

1418 W. BRYN MAWR, LLC, an Illinois Limited Liability Company

By: _____


Member/Manager

ATGF, INC.

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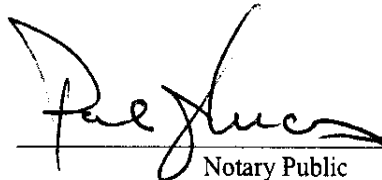
UNOFFICIAL COPY

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 TEODOR LUCA, personally known to me to be the Member/Manager of 1418 W. BRYN MAWR, LLC, 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, 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 seal, this 22nd day of April, 2005.

Commission expires: 12-8-06



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622


STATE OF ILLINOIS
STATE TAX

APR. 28. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000067086
REAL ESTATE TRANSFER TAX
00360.00
FP326652


"OFFICIAL SEAL"
PAUL J. KULAS
Notary Public, State of Illinois
My Commission Expires 12/08/06

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

APR. 28. 05
REVENUE STAMP


0000014989
REAL ESTATE TRANSFER TAX
00180.00
FP326665

CITY OF CHICAGO
CITY TAX

APR. 28. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005725
REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY OF CHICAGO
CITY TAX

APR. 28. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005726
REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY OF CHICAGO
CITY TAX

APR. 28. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005727
REAL ESTATE TRANSFER TAX
00900.00
FP326650

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Peter E. Manis, Esq.
2300 Lincoln Park West
Chicago, Illinois 60614

Send subsequent tax bills to:

Kristina Butler
1420 W. Bryn Mawr Ave., Unit 2W
Chicago, Illinois 60660