

UNOFFICIAL COPY

This Document Prepared By:
Law Offices of Mari-Kathleen S. Zaraza
501 Davis Street, Suite 512
Evanston, IL 60201



Doc#: 0513308180
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/13/2005 03:12 PM Pg: 1 of 2

Address of Real Estate:
4954 N. Kimball
Unit 4E
Chicago, IL 60625

SPECIAL WARRANTY DEED

The GRANTOR, ILM Builders Inc., an Illinois corporation, 8752 W. Leland, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE(S), Benjamin Stiers, having an address of 3757 Hermitage, Chicago, IL 60657, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: UNIT 4954-4E, IN THE KIMBALL ARMS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2 AND 3 AND THE NORTH 9 FEET OF LOT 4 IN BLOCK 74 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF BLOCKS 22 AND 27 AND ALL OF BLOCKS 23, 24 AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WITH BLOCKS 1 AND 8 AND BLOCK 2 (EXCEPT THE EAST 1 ACRE THEREOF IN CLARK'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510339070, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2: THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE 1 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0510339070.

PIN: 13-11-419-014

"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."

City of Chicago
Dept. of Revenue
377930



Real Estate
Transfer Stamp
\$1,803.75

04/28/2005 15:50 Batch 05374 73

Lawyers Unit#05694 Case# 23-29107 AC (10f3) JD

J

UNOFFICIAL COPY

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: the general real estate taxes not due and payable at the time of closing; the Declaration, including all amendments and exhibits thereto and Bylaws; applicable zoning and building laws, building and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets and highways, if any; public and utility easements, if any, whether recorded or unrecorded, provided they do not interfere with the use of the Purchased Unit as a residence; covenants, conditions, restrictions, easements, permits and agreements of record; liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantee; unconfirmed special taxes or assessments; a reservation by the Kimball Arms Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; and, provisions of the Condominium Property Act of Illinois ("the Act"), 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.

DATED this 20th day of April, 2005

JLM BUILDERS INC

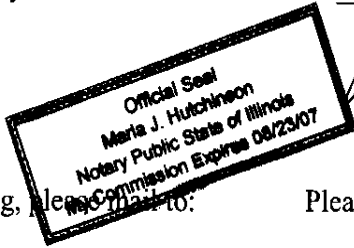
BY: Mary Louise Marcen
NAME: ~~Lawrence Pfeiffer, Secretary~~
Mary Louise Marcen, Pres.

State of Illinois)

County of Cook)

I, the Undersigned, Mary Louise Marcen a Notary Public in and for said County, in the State aforesaid, do hereby certify that ~~LAWRENCE PFEIFFER~~ of JLM BUILDERS INC., 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 she signed, sealed and delivered said instrument as her free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20 day of April, 2005.



[Signature]
Notary Public

After recording, please send to:

Please send subsequent tax bills to:

Michelle Lais, Esq.
1530 W. Fullerton
Chicago, IL 60614

Benjamin Stiers
4954 N. Kimball 4-E
Chicago, IL 60625

