

2063780/06 mrc

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(9)

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**



Doc#: 0523741097 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2005 12:51 PM Pg: 1 of 4

THIS AGREEMENT, made this 19th day of, August, 2005 between **3830 N. LEAVITT, LLC**, an Illinois limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and Randal Coakley III, party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$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 authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the here jntments 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, its heirs and assigns forever.

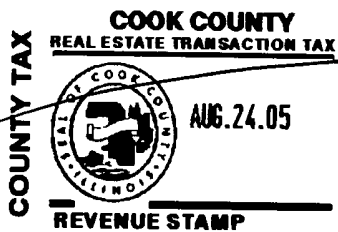
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner, encumbered 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: SEE ATTACHED EXHIBIT "B"

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, 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 describe therein

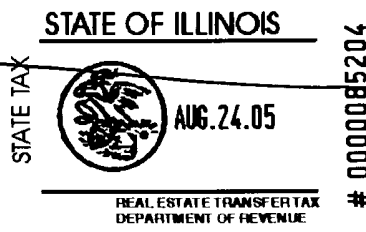
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 14-19-111-029-0000
Address of Real Estate: 3830 N. Leavitt, Unit 1 and P-1, Chicago, IL

MGR TTF



REAL ESTATE TRANSFER TAX
0026250
FP326670



REAL ESTATE TRANSFER TAX
0052500
FP326669

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Authorized Manager, this 19th day of August, 2005.

3830 N. LEAVITT, LLC,
an Illinois limited liability company

By: [Signature]
Name: Randy Coakley
Its: Manager

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Randy Coakley personally known to me to be the Sole Manager of

3830 N. LEAVITT, LLC, appeared, before me this day in person and severally acknowledged that as Manager he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of August, 2005.



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Tamara K. Hibbard, Schain, Burney, Ross, & Citron LTD,
222 North LaSalle Street, Suite 1920, Chicago, Illinois 60601

MAIL TO:

Ms. Tamara K. Hibbard
Schain, Burney, Ross & Citron
222 N. LaSalle St., Ste. 1910
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Randy Coakley
3830 N. Leavitt, Unit 1
Chicago, IL 60618

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago
Dept. of Revenue
394415
08/24/2005 14:12 Batch 02291 15



Real Estate
Transfer Stamp
\$3,937.50

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 1 AND P-1 OF THE 3830 N. LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 71 IN MARY A. KELTY SUBDIVISION OF THE EAST ½ OF BLOCK 11 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT CERTAIN PARTS THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0427327148,* TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

** AND AS AMENDED FROM TIME TO TIME*

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Applicable zoning and building laws and building line restrictions, and ordinances.
3. The Declaration of Condominium including any and all amendments and exhibits thereto.
4. Provisions fo the The Condominium Property Act of Illinois.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.
6. Leases and licenses affecting the Common Elements (as defined in the Declaration).
7. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.
8. Liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.
9. Schedule B exceptions listed in Mercury Title Company Commitment Number 2063780

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