

UNOFFICIAL COPY

SPECIAL WARRANTY DEED ILLINOIS

UPON RECORDING MAIL TO:

Carina Swift
5711-13 South Calumet
Unit 2N
Chicago, Illinois 60637-1207

*Verenka Rosen + Haugh
180 N. Michigan, Ste. 900
Chgo, IL 60601*



SEND SUBSEQUENT TAX BILLS TO:

Carina Swift
5711-13 South Calumet
Unit 2N
Chicago, Illinois 60637-1207

Doc#: 0524222089 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/30/2005 09:24 AM Pg: 1 of 3

CTI WP 8377 634 10F3 EDC NO ABS

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, and paid, CONVEYS AND WARRANTS to **Carina Swift** ("Grantee"), of **2458 W. Wilson #3, Chicago, IL 60525**, 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 **2N** 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 2N, Chicago, Illinois 60637-1207

Dated this 26th day of July, 2005.

5711 SOUTH CALUMET LLC,

By: John R. Joyce, Managing Member

Box 334

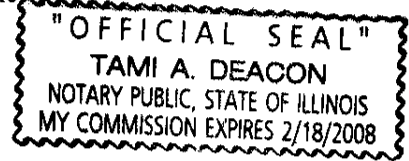
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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John R. Joyce 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 26 day of July, 2005.

Tami A. Deacon
Notary Public



This instrument prepared by:

John R. Joyce
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

STATE OF ILLINOIS	
STATE TAX	AUG. 23. 05
REAL ESTATE TRANSFER TAX	
# 0000088600	00186.00
FP 102808	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	AUG. 23. 05
REAL ESTATE TRANSFER TAX	
# 0000088818	00093.00
FP 102802	
REVENUE STAMP	

CITY OF CHICAGO	
CITY TAX	AUG. 23. 05
REAL ESTATE TRANSFER TAX	
# 000004996	01395.00
FP 102805	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 2N 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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Property of Cook County Clerk's Office