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PREPARED BY:

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Doc#: 0525802049 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2005 08:13 AM Pg: 1 of 3

MAIL TAX BILL TO:

Darren W. Grobner
4726 N. Kenneth, Unit 4726-1
Chicago, IL 60630

MAIL RECORDED DEED TO:

Gael Morris
2835 North Sheffield
Chicago, IL 60657

SPECIAL WARRANTY DEED

THE GRANTOR, 4722 Kenneth, LLC, of the City of Chicago, State of IL, a limited liability company organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Darren W. Grobner, of 4741 N. Kenneth, #2, Chicago, IL 60630, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1:

Unit 4726-1 in the Mayfair Court Condominiums as depicted on the Plat of Survey of the following described real estate:

The North 10 feet of Lot 41, all of Lots 42 and 43 and the South 15 feet of Lot 44 in Block 3 in L.E. Crandall's Subdivision of Blocks 3 and 18 of Montrose in the Northwest 1/4 of Section 15, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded June 29, 2005 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 051804001, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the parking space number G-8, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 4726-1 as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Permanent Index Number(s): 13-15-105-026; 13-15-105-027 PIQ & OP
Property Address: 4726 N. Kenneth, Unit 4726-1, Chicago, IL 60630

*The tenant of Unit 4726-1 had no right of first refusal.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 25th Day of AUGUST 2005

ATGF, INC.

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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 for 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 or mortgage is also 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 therein.

There were no tenants at the time of the condo conversion.

Property of Cook County Clerk's Office