

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)



Doc#: 0526435176 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2005 09:38 AM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 8th day of September, 2005, between NEW HORIZONS DEVELOPMENT GROUP IV, LLC

a corporation 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, party of the first part, and

BRIAN J. GUTHRIE AND DEANNA M. GUTHRIE ASTENANT  
6171 N. SHERIDAN #302, CHICAGO, IL 60660

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Above Space for Recorder's Use Only

\*\* SEE LEGAL ATTACHED TO AND MADE PART OF \*\*

Together with all and singular the hereditaments 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, their 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, their 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 incumbered 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:

Permanent Real Estate Number(s): 11-30-402-023 & 11-30-402-024 both affect underlying land  
Address(es) of real estate: 1844 W. BIRCHWOOD #4, CHICAGO, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

NEW HORIZONS DEVELOPMENT GROUP IV, LLC  
(Name of Corporation)

By [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714  
(Name and Address)

BOX 333-CT

3  
RHSP

**UNOFFICIAL COPY**

MAIL TO:

LAWRENCE LEAVITT  
 (Name)  
79 W MONROE  
 (Address)  
CHICAGO IL 60603  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Brian Guthrie  
 (Name)  
1844 W. Birchwood Ave #4  
 (Address)  
CHICAGO, IL 60626  
 (City, State and Zip)

OR

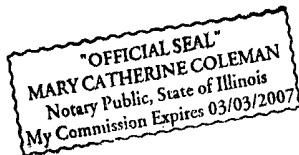
RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, M. Coleman a Notary Public


in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TODD GREEN  
 personally known to me to be the \_\_\_\_\_ President of NEW HORIZONS DEVELOPMENT GROUP IV, LLC  
 an ILLINOIS corporation, and \_\_\_\_\_, personally known to me to be the  
 \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of Directors of said corporation as their free and voluntary  
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my hand and official seal, this 8 day of Sept 2005  
Mary Catherine Coleman  
 Notary Public  
 Commission expires \_\_\_\_\_




Box \_\_\_\_\_

**SPECIAL WARRANTY DEED**

COOK COUNTY REAL ESTATE TRANSACTION TAX  SEP. 13.05 REVENUE STAMP	# 0000017492	REAL ESTATE TRANSFER TAX 00108.50 FP 103034
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CITY TAX CORPORATION TO CITY OF CHICAGO  SEP. 13.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000003810	REAL ESTATE TRANSFER TAX 01627.50 FP 103033
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REAL ESTATE TRANSFER TAX 0021700 FP 103032	# 8071100000
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STATE OF ILLINOIS SEP. 13.05  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 8071100000
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GEORGE E. COLE®  
 LEGAL FORMS

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

UNIT 1844-4 and P- 7 IN THE BIRCHWOOD CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 AND THE WEST 15 FEET OF LOT 2 IN BLOCK 9 IN MURPHY'S  
ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30,  
TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0409032059; TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN  
COOK COUNTY, ILLINOIS.

P.I.N. # 11-30-402-023 both affect underlying land  
# 11-30-402-024

COMMONLY KNOWN AS: 1844 W. BIRCHWOOD #4, CHICAGO, IL 60626

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THE TENANT OF UNIT 1844-4 AND P 7 HAS WAIVED OR HAS FAILED TO  
EXERCISE THE RIGHT OF FIRST REFUSAL.

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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,  
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."