

UNOFFICIAL COPY



Doc#: 0529705182 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2005 12:40 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **HIP DEVELOPMENT, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in

the State where the following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby **GRANTS, BARGAINS, SELLS** and **CONVEYS** to **CRAIG ABRAHAM and KATHERINE E. ALBERS, husband and wife**, as **TENANTS BY THE ENTIRETY** and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, ("Grantees"), whose address is 1843 N. Sheffield, Chicago, Illinois the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.T.N.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
SEP 23 2005

HIP DEVELOPMENT, LLC
an Illinois limited liability company

By: *Joseph Helfrich*
JOSEPH HELFRICH
Its: Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Joseph Helfrich is the member of HIP DEVELOPMENT, LLC, an Illinois limited liability company, and 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: SEP 23 2005



Judith Turner
Notary Public
My commission expires _____

After Recording Mail to:

Michael B. Jawgiel, P.C.
5487 N. Milwaukee Ave
Chicago IL 60630

Send Subsequent Tax Bills to:

HIP Development, L.L.C.
1640 W. Ohio
Chicago IL 60622

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

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EXHIBIT "A"

UNIT NO. 3 IN 1640 WEST OHIO CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 56 IN C.J. HULL'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 16 IN CANAL TRESTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2005 AS DOCUMENT NO. 0523534021 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER 17-07-215-051

ADDRESS OF PROPERTY: 1640 W. OHIO, UNIT 3, CHICAGO, IL 60622

STATE TAX

STATE OF ILLINOIS



OCT. 11. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000017269

REAL ESTATE TRANSFER TAX
0039000
FP 103021

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 11. 05


REVENUE STAMP

0000017269

REAL ESTATE TRANSFER TAX
0019500
FP 103025

CITY TAX

CITY OF CHICAGO



OCT. 11. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007672

REAL ESTATE TRANSFER TAX
0292500
FP 103026