

UNOFFICIAL COPY

Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

1370717
1/3
2110151

The GRANTOR, ZARAND DEVELOPMENT
& MANAGEMENT, INC., an Illinois
corporation,



Doc#: 0530640048 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2005 10:42 AM Pg: 1 of 2

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 for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

ANNE CHILCOAT, of ~~W~~ W. Barry, #362, Chicago, Illinois 60657

515

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 4014A-2 in 4012-20 North Albany Condominiums as delineated on a Survey of the following described real estate: Lots 15, 16, 17 and 18 in Block 2 of Baldwin Davis Subdivision of the Southeast 1/4 of the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0422219069, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-10 a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2005 and subsequent years.

Permanent Real Estate Index Number(s): 13-13-325-027-0000 (Affects underlying land)

Address(es) of Real Estate: 4014 N. Albany Ave., Unit 2A, Chicago, IL 60618

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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President/Secretary, this 17th day of October, 2005.

ZARAND DEVELOPMENT & MANAGEMENT, INC.

By: Vasile Goode
Vasile Goode, President/Secretary

ATG Search
33 N. Dearborn
#650
Chicago, Illinois 60602

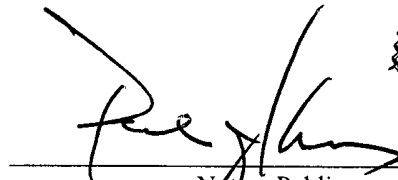
UNOFFICIAL COPY

State of Illinois)
)
) ss.
County of Cook)

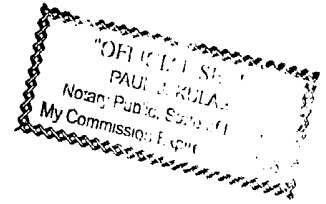
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VASILE GAODE, personally known to me to be the President/Secretary of ZARAND DEVELOPMENT & MANAGEMENT, INC., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President/Secretary, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 17th day of October, 2005.

Commission expires: 12-8-06




Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

STATE TAX

STATE OF ILLINOIS



OCT. 21. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005959

REAL ESTATE TRANSFER TAX
0019850
FP326652

CITY TAX

CITY OF CHICAGO



OCT. 21. 05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013465

REAL ESTATE TRANSFER TAX
0090000
FP326650

COUNTY TAX

COOK COUNTY



OCT. 21. 05


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000021157

REAL ESTATE TRANSFER TAX
0009925
FP326665

CITY TAX

CITY OF CHICAGO



OCT. 21. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013486

REAL ESTATE TRANSFER TAX
0053875
FP326650

Mail to:

Gary A. Mages, Esq.
102 Wilmot Road, #410
Deerfield, Illinois 60015

Send subsequent tax bills to:

Anne Chilcoat
4014 N. Albany., Unit 2A
Chicago, Illinois 60618