

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **S & D CONSTRUCTION, 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



Doc#: 0531902206 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/15/200, 11:27 AM Pg: 1 of 3

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 TODD D'APRILE**, ("Grantee"), whose address is 6498 Apache Dr., Indian Head Park, Illinois 60565 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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## EXHIBIT "A"


UNIT NO. 3573-3 IN LYNDALE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


THE WEST 1/2 OF LOT 207 AND ALL OF LOT 208 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/3 OF THE NORTHEAST 1/4 OF SECTION 35, 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 RECORDED AUGUST 11, 2005 AS DOCUMENT NO. 0522303082 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-35-212-003

ADDRESS OF PROPERTY: 3573-3575 W. LYNDALE, UNIT 3573-3  
CHICAGO, IL 60647

COUNTY TAX	 <b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> NOV. -1.05 <b>REVENUE STAMP</b>	# 0000017986	<b>REAL ESTATE TRANSFER TAX</b> 0010250
			FP 103025

STATE TAX	 <b>STATE OF ILLINOIS</b> NOV. -1.05 <b>REAL ESTATE TRANSFER TAX</b> DEPARTMENT OF REVENUE	# 0000017986	<b>REAL ESTATE TRANSFER TAX</b> 0020500
			FP 103021

CITY TAX	 <b>CITY OF CHICAGO</b> NOV. -1.05 <b>REAL ESTATE TRANSACTION TAX</b> DEPARTMENT OF REVENUE	# 0000008005	<b>REAL ESTATE TRANSFER TAX</b> 0153750
			FP 103026