

UNOFFICIAL COPY



Doc#: 0534226192 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2005 03:00 PM Pg: 1 of 3

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

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 **JOEL B. JULIAN**, ("Grantee"), whose address is 3746 W. Lyndale, Chicago, Illinois 60647 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.

308

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
NOV 01 2005

S & D CONSTRUCTION, LLC
an Illinois limited liability company

By: *Stefan Piuiian*
Stefan Piuiian

Its: Manager
Its: Secretary

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 Stefan Piuiian is the manager of S & D Construction, 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: NOV 01 2005



Judith Turner
Notary Public

My commission expires _____

After Recording Mail to:

Send Subsequent Tax Bills to:

JOEL B. JULIAN
3575 W. LYNDALE UNIT GS
CHICAGO IL 60647

JOEL B. JULIAN
3575 W LYNDALE UNIT GS
CHICAGO IL 60647

This Instrument Was Prepared by:
Whose Address Is:

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

UNOFFICIAL COPY


EXHIBIT "A"


UNIT NO. 3575-GS IN LYNDAL 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. LYNDAL, UNIT 3575-GS
CHICAGO, IL 60647

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO		# 0000008376	REAL ESTATE TRANSFER TAX
	NOV. 30. 05			0116250
				FP 103026

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS		# 0000018889	REAL ESTATE TRANSFER TAX
	NOV. 30. 05			0015500
				FP 103021

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000018889	REAL ESTATE TRANSFER TAX
	NOV. 30. 05			0007750
				FP 103025