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mtc # 2062930 10+2

SPECIAL WARRANTY DEED Statutory (ILLINOIS)



Doc#: 0535041203 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/16/2005 04:04 PM Pg: 1 of 4

THIS AGREEMENT, made this 1st day of December, 2005 between 630 N. FRANKLIN, LLC, a limited liability company, duly authorized to transact business in the State of Illinois, party of the first part, and

Kazimiera Bereta, Single 725 Huntington Commons Mt. Prospect, IL 60056

party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELIEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, its 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, its 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 encumbered 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:

SEE ATTACHED EXHIBIT "B"

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, 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.

Permanent Real Estate Index Number(s): Part of 17-09-222-012-0000, 17-09-222-013-0000, 17-09-222-014-0000, 17-09-222-015-0000 (Affects Underlying Land)

Address of Real Estate: 630 North Franklin, Unit 506, P-86, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this day of December 2005.

630 N. FRANKLIN, LLC, an Illinois limited liability company

By: [Signature] Name: Cindy Wilson Its: Vice President

City of Chicago Dept of Revenue 408737 12/15/2005 10:00 Batch 11855 14 Real Estate Transfer Stamp \$1,762.50

M.G.R. TITLE

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of

630 N. Franklin, LLC, appeared, before me this day in person and severally acknowledged that as such Member she signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as her free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 1<sup>st</sup> day of December 2005

Commission expires



*[Handwritten Signature]*  
NOTARY PUBLIC

This instrument was prepared by David J. O'Keefe  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601

MAIL TO:

MARIA KACUMAROWICZ  
5477 N. MILWAUKEE AVE  
CHICAGO, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Kazimiera Bereta  
630 N. Franklin, Unit 506  
Chicago, Illinois 60610

OR RECORDER'S OFFICE BOX NO.

**COUNTY TAX**  
REAL ESTATE TRANSACTION TAX  
**COOK COUNTY**  
REVENUE STAMP  
DEC. 15. 05  
# 0000179130

REAL ESTATE TRANSFER TAX
0011750
FP326670

STATE OF ILLINOIS  
STATE TAX  
DEC. 15. 05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00235.00
# 0000089637
FP326669

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" " " "

A

**PARCEL 1:**

UNIT 506 AND P-86, IN THE 630 N. FRANKLIN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 21, 22, 23, 24, 25 AND 26 IN BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

AND

THAT PART OF LOTS 14, 15, 16 AND 17 IN MARTIN'S SUBDIVISION OF THE WEST PART OF BLOCK 12 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE WEST HALF (1/2) OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0529303035, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N 17-09-222-012-0000 and 17-09-222-013-0000 and 17-09-222-014-0000  
17-09-222-015-0000 (affects underlying land)

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, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.

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## EXHIBIT "B"

### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Declaration including any and all amendments and exhibits thereto.
5. The Condominium Property Act of Illinois.
6. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
7. Leases and licenses affecting the Common Elements (as defined in the Declaration).
8. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
9. Schedule B exceptions listed in Mercury Title Company Commitment Number 2062930.

Property of Cook County Clerk's Office