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PREPARED BY:

Michael J. Martin
Attorney at Law
401 S. LaSalle Street, Suite 606
Chicago, IL 60605

MAIL TAX BILL TO:

Gwenn V. Williams, as Trustee under Declaration
of Trust dated July 19, 2001
4728 N. Kenneth, Unit 4728-3E
Chicago, IL 60630

MAIL RECORDED DEED TO:

David Rauschert
Attorney at Law
1025 West Webster Avenue
Chicago, IL 60614



Doc#: 0535405106 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2005 11:18 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, 4722 Kenneth, LLC, of the City of Chicago, State of IL, a limited liability company organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Gwenn V. Williams, as Trustee under Declaration of Trust dated July 19, 2001, of 4626 N. Kedvale, Chicago, IL 60630, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1:

Unit 4728-3E in the Mayfair Court Condominiums as depicted on the Plat of Survey of the following described real estate:

The North 10 feet of Lot 41, all of Lots 42 and 43 and the South 15 feet of Lot 44 in Block 3 in L.E. Crandall's Subdivision of Blocks 3 and 18 of Montrose in the Northwest 1/4 of Section 15, 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 Ownership recorded June 29, 2005 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0518044001, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number(s): 13-15-105-026; 13-15-105-027
Property Address: 4728 N. Kenneth, Unit 4728-3E, Chicago, IL 60630

*The tenant of Unit 4728-3E had no right of first refusal.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 10th Day of NOVEMBER 20 05

4722 Kenneth, LLC

By: 

Gregory M. Ignarski, Manager

1372861

ATGF, INC.

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Special Warranty Deed - *Continued*

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 Gregory M. Ignarski, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

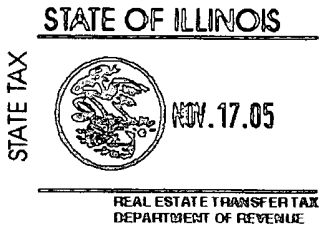
Given under my hand and notarial seal, this 10th Day of November 2005

Michael J. Martin
Notary Public

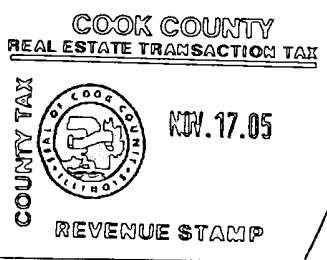
My commission expires: 11/09/06



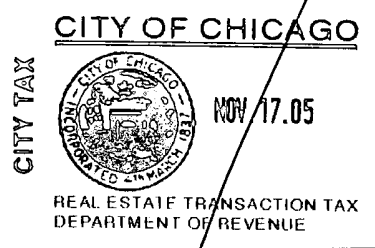
Exempt under the provisions of paragraph _____



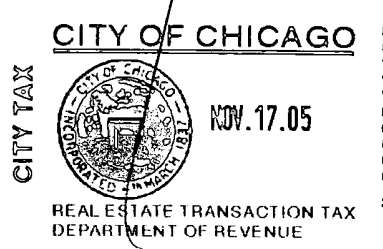
REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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Grantor 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 for 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 or mortgage is also 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 therein.

There were no tenants at the time of the condo conversion.

Property of Cook County Clerk's Office