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Doc#: 0602542052 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2008 08:26 AM Pg: 1 of 4

MAIL TO:

John N. Skoubis
200 W. Jackson #1050
Chicago, IL 60606

10/2/2008
STP083270 CTIC JBS

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27 day of Dec., 2005 between 930 W. CONCORD, L.L.C., an limited liability company 708 Bittersweet, Chicago, Il 60613 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and PETER VENETSANAKOS, 24 S. Aberdeen St., CHICAGO, IL as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBER 3 IN THE CONCORD PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 90 IN F. H. WINSTON'S SUBDIVISION OF BLOCK 7 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0535710076 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, STORAGE SPACE S-3 AND ROOF AREA FOR UNIT 3 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER

PIN: 14-32-423-021-0000

ADDRESS OF PROPERTY: 930 W. CONCORD, CHICAGO, ILLINOIS 60614

BOX 334

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Property Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JAN. 20. 06

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000092137

REAL ESTATE TRANSFER TAX
00455.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JAN. 20. 06

REVENUE STAMP

0000092362

REAL ESTATE TRANSFER TAX
00227.50
FP 102802

CITY TAX

CITY OF CHICAGO

JAN. 20. 06

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

0000007774

REAL ESTATE TRANSFER TAX
03412.50
FP 102805

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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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written
930 W. CONCORD, L.L.C.

By: *Richard Norton*
Richard Norton, managing member

Ryan O'Connell
Ryan O'Connell, managing member

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 Richard Norton and Ryan O'Connell, the managing members of 930 W. CONCORD, LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 27 day of Dec, 2005

David Chaiken
NOTARY PUBLIC OFFICIAL SEAL
DAVID CHAIKEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-29-2011

This Deed was prepared by: David Chaiken, 111 W Washington, Chicago, IL 60602

Send Subsequent tax bills to:

Peter Venetsanakos
930 W. Concord #3
Chicago, IL 60614

COOK County Clerk's Office