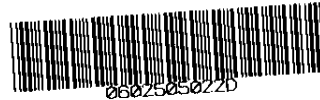


UNOFFICIAL COPY

TICOR TITLE 578268

THIS INSTRUMENT PREPARED
BY: Victoria C. Bresnahan
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431



Doc#: 0602505022 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2006 09:22 AM Pg: 1 of 5

SEE PAGE 3 FOR MAIL TO
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

32192\001\0006

04/20/05

SPECIAL WARRANTY DEED

This indenture, made this 22nd day of December, 2005, between 450 Briar, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and * Kaskov of 3134 Daniels Court, Arlington Heights, Illinois 60004, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, ~~Lyudmila~~ *LYUDMILA Kaskov and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *LYUDMILA

As more fully described in Exhibit A attached hereto (the "Unit").

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 Grantor, 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 Grantee, her heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, her 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:

(a) General real estate taxes and installments of special assessments not yet due and payable;


(b) the Illinois Condominium Property Act;

BOX 15

UNOFFICIAL COPY

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 12. 06


REVENUE STAMP

0000032126

REAL ESTATE TRANSFER TAX
0013950
FP326707

STATE OF ILLINOIS

STATE TAX



JAN. 12. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032228

REAL ESTATE TRANSFER TAX
0027900
FP 102809

CITY OF CHICAGO

CITY TAX



JAN. 12. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000021598

REAL ESTATE TRANSFER TAX
0209250
FP 102803

Property of Cook County Clerk's Office

UNOFFICIAL COPY

- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-28-103-035, 036 and 037

Address(es) of real estate: Unit 12K and GC20, 450 Briar Place, Chicago, IL 60657

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

450 BRIAR PLACE, LLC, an Illinois
limited liability company

By: [Signature]
Its Member

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mahat Krasou 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 he/she signed and delivered the foregoing instrument pursuant to authority, given by 450 BRIAR PLACE, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of January, 2005.



Michelle E Phalen
Notary Public

Commission expires: 01/02/06

MAIL TO:

Ellina Khotimlyansky
9530 Karlov Ave
Skokie, IL 60076

SEND SUBSEQUENT TAX BILLS TO:

Lyudmila Kaskov
(NAME)
3134 Daniels Ct
(ADDRESS)
Arlington Hs, IL 60004
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

EXHIBIT A

~~GC20~~
UNIT 12K and ~~GC20~~ IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON July 8, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.