

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **KENMORE DEVELOPMENT, LTD.**, an Illinois corporation, 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



Doc#: 0602520042 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/25/2006 08:33 AM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Board of Directors of said corporation, hereby GRANTS, BARGAINS, SELLS and CONVEYS to DANIEL & GOEBEL AND CATHERINE HUETTER, ("Grantee"), whose address is 1460 W. Olive, Chicago, Illinois, 60660, as husband and wife, as **TENANTS BY THE ENTIRETY**, and not as joint tenants with rights of survivorship, or as tenants in common, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise 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.

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 single family 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 commits to insure Buyer against loss or damage.

P.N.T.N.

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

~~DEC 28 2005~~

KENMORE DEVELOPMENT, LTD.
an Illinois corporation

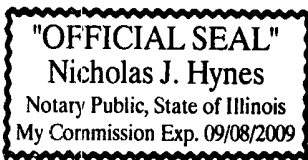
By: Avram Bogojel
Avram Bogojel

Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Avram Bogojel, President of Kenmore Development, Ltd., an Illinois corporation, 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 they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: DEC 28 2005



Nicholas J. Hynes
Notary Public

My commission expires _____

After Recording Mail to:

Peter Marx
7104 W Addison
Chicago IL 60630

Send Subsequent Tax Bills to:

Daniel Bebel
5937 N Magnolia #3
Chicago IL 60642

This Instrument Was Prepared by:
Whose Address Is:

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

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EXHIBIT "A"

UNIT NO. 5937-3 IN MANORS ON MAGNOLIA CONDOMINIUM, AS
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE:




PARCEL 1: LOT 2 IN BLOCK 1 IN ROSEDALE ADDITION TO EDGEWATER IN
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 2: LOT 10 (EXCEPT THE NORTH 8 1/3 FEET THEREOF) IN FISCHER'S
SUBDIVISION OF THE NORTH 16 RODS OF THE EAST 40 RODS OF THE
SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF
THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE
DECLARATION OF CONDOMINIUM RECORDED 12/29, 2005
AS DOCUMENT NUMBER 0536345060, TOGETHER WITH AN
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-05-304-006-0000
14-05-304-007-0000

ADDRESS OF PROPERTY: 5935-5937 N. Magnolia
1214-1216 W. Thorndale, Unit 5937-3
CHICAGO, IL 60660

<p>STATE TAX</p> <p>STATE OF ILLINOIS</p>  <p>JAN. 13.06</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000020266</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0030350</p> <p>FP 103021</p>	<p>COUNTY TAX</p> <p>COOK COUNTY REAL ESTATE TRANSACTION TAX</p>  <p>JAN. 13.06</p> <p>REVENUE STAMP</p>	<p># 0000020266</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0015175</p> <p>FP 103025</p>
<p>CITY TAX</p> <p>CITY OF CHICAGO</p>  <p>JAN. 13.06</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 000008964</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0227625</p> <p>FP 103026</p>		