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Special Warranty Deed Statutory (Illinois)

The GRANTOR, **L & P DEVELOPMENT, LLC**, an Illinois limited liability company,



Doc#: 0603140147 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2006 12:03 PM Pg: 1 of 2

1376216

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, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

MARIBEL DURAN, of 2539 N. Neva, Chicago, IL 60707

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 3 in 1035 West Cullerton Condominiums as delineated on a Survey of the following described real estate: Lot 14 in Baker's Resubdivision of Block 19 in Walsh and McMullen's Subdivision of the South 3/4 of the Southeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0531319050, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-2, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2006 and subsequent years.

Permanent Real Estate Index Number(s): 17-20-431-002-0000 (affects underlying land)

Address(es) of Real Estate: 1035 W. Cullerton St., Unit 3, Chicago, IL 60608

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.

2CC

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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 5th day of January, 2006.

Attorneys' Title Guaranty Fund, Inc.
33 N. Dearborn, Suite 650
Chicago, Illinois 60602-3109
(312) 372-1735

L & P DEVELOPMENT, LLC, an Illinois Limited Liability Company

By:
Member/Manager

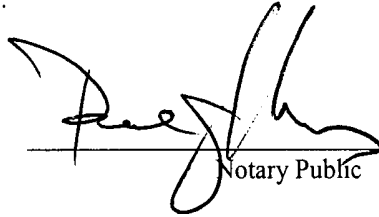
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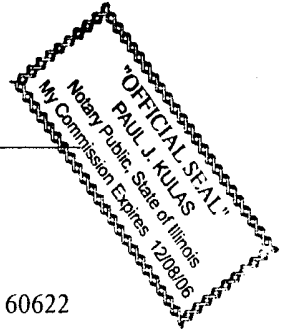
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETRU CLADOVAN, personally known to me to be the Member/Manager of L & P DEVELOPMENT, LLC, and 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

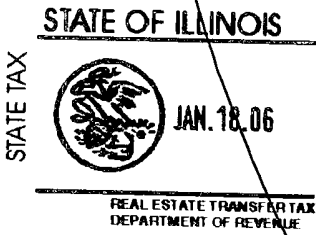
Given under my hand and seal, this 5th day of January, 2006.

Commission expires: 12-8-06

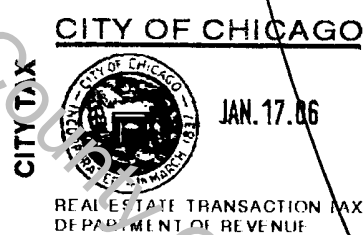

Notary Public



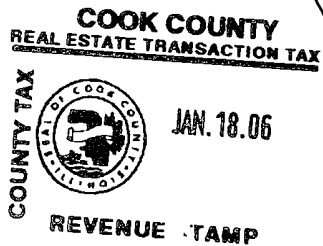
This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



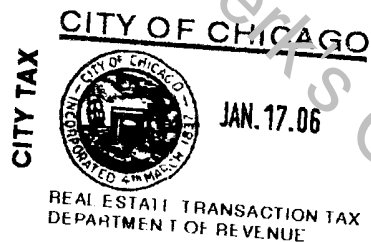
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COUNTY TAX
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CITY TAX
REAL ESTATE TRANSFER TAX
00825.00
0000016764
FP326650

Mail to:

Robert Patterson Cross IV, Esq.
1255 N. Ashland
Chicago, Illinois 60622

Send subsequent tax bills to:

Maribel Duran
1035 W. Cullerton St., Unit 3
Chicago, Illinois 60608