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SPECIAL WARRANTY DEED

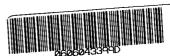
THIS INDENTURE, made 24 day of February, 2006, between 3900 N. PINE GROVE LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

LAURENTIU POPA AND ANDREEA POPA, as tenants by the entirety, of 20 W. Emerson, Mount Prospect, Illinois, of party of the second part,

*IN COMMON

WITNESSETH, that the party of the firs' part, for and in consideration of the sum of Ten 234 No/100

(\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their 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:



Doc#: 0606043399 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Cook County Hecolder of Busham 1 of 2 Date: 03/01/2006 01:51 PM Pg: 1 of 2

PARCEL 1:

UNIT 305 AND P-77 IN THE CORONADO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 THE EAST 15 FEET OF LOT 3 IN BLOCK 2 IN PELES HALL'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 40 MONTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 4, 2005, AS DOCUMENT 0512418036, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST PLFUSAL.

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 set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) encroachments (provided such do not materially adversely affect the intended use of the Unit); (6) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (7) the Condominium Property Act of Illinois (the "Act"); (8) liens and other matters of title over which the Title Insurer is willing to

insure without cost to Purchaser; (9) acts done or suffered by or judgments against Purchaser or anyone claiming under Purchaser;



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(10) installments due after closing for assessments levied pursuant to the Declaration, and (11) leases and licenses affecting the common area. Permanent Real Estate Index Numbers: 14-21-100-015-0000 Address of real estate: 3900 N. Pine Grove, Unit 305, Chicago, Illinois 60613 IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written. 3900 N. PINE GROVE LLC, an Illinois limited liability company By: Name: Christopher Feurer Its: Member STATE OF ILLINOIS COUNTY OF COOK I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer, the managing member of 3900 N PINE GROVE LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this day of Forualy, 2006 After Recording Mail To: Send Subsequent Tax Bills To "OFFICIAL SEAL" Laurentiu Popa and Andreea Popa Laurentin Popa and Andreea Popa 3900 N. Pine Grove, Unit 305 3900 N. Pine Grove, Unit 305 Chicago, IL 60613 Chicago, IL 60613 This instrument was prepared by: Steven L. DeGraff STATE OF ILLINOIS REAL (STATE Weinberg Richmond LLP TRANSFER 74% 333 West Wacker Drive, Suite 1800 Chicago, Illinois 60606 FEB.28.06 0019200 REAL ESTATE TRANSFER TAX FP 103024 DADTMENT OF REVENUE **COOK COUNTY REAL ESTATE ESTATE TRANSACTION TAX** TRANSFER TAX COUNTY TAX OF CHICAGO **REAL ESTATE** FEB.28.06 TRANSFER TAX <u>0</u>009600 FP 103022 0-144000 REVENUE STAMP 625285.1

REAL ESTATE TRANSACTION

DEPARTMENT OF REVENUE

FP 103023