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Doc#: 0606143378 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2006 02:06 PM Pg: 1 of 3



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)

829273 01 002

THIS INDENTURE, made this ^{22nd} ~~20th~~ day of ^{February} ~~January~~, 2006 between Crawford Development Partners, LLC, a corporation 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 M. Cristina B. Borges, 1611 Ashland Avenue, Des Plaines, Illinois 60016, Party of the second part,

York / psr

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and 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 into the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Box 400-CTCC


CTH

Permanent Real Estate Index Number(s): 20-23-211-019-0000
Address(es) of Real Estate: 6531-33 South Woodlawn, Unit 1N & P-4, Chicago, Illinois 60637

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said 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 incumbered 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 FOREVER DEFEND, the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, SUBJECT TO Exhibit "A" attached hereto and made a part hereof.

3/2/06

STATE OF ILLINOIS




STATE TAX
MAR -1.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 000000735	REAL ESTATE TRANSFER TAX
	0025000
	FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX
MAR.-1.06

REVENUE STAMP

# 0000002726	REAL ESTATE TRANSFER TAX
	0012500
	FP 103022

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed on this 23rd Day of FEBRUARY, 20076

GRANTOR:

Crawford Development Partners, LLC
An Illinois Limited Liability Company

By: Janet Crawford
Janet Crawford, Managing Manager of
Crawford Development Partners, LLC.

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Janet Crawford, Managing Manager of Crawford Development Partners, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand an official seal, this 23rd day of FEBRUARY, 20076

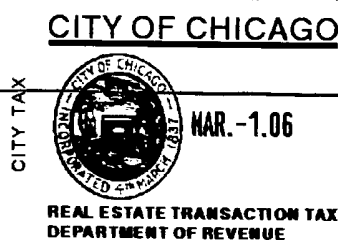
Notary Public

(SEAL)

Mail to: Robert A. Cheely
6448 W. Cermak Rd.
Berwyn, IL 60402



Name and Address of Taxpayer:
M. Cristina B. Borges
6531-33 S. Woodlawn Ave.
UNIT IN
Chicago IL 60637



# 000003097	REAL ESTATE TRANSFER TAX
	0187500
	FP 103023

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EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY ADDRESS: 6531-33 S. Woodlawn Avenue, Unit 1N, Chicago, Illinois 60637

UNIT 1N AND PARKING SPACE P-4 IN THE 6531-33 SOUTH WOODLAWN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 1 IN WAIT AND MURNO'S ADDITION TO HYDE PARK IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0522303043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

Subject To: (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) covenants, conditions, restrictions, and easements of record; (iv) public, private and utility easements; (v) applicable zoning and building laws, statutes and ordinances; (vi) the Illinois Condominium Property Act; (vii) the Declaration and By-Laws for the 6531-33 South Woodlawn Condominium Association, and any amendments thereto recorded with the Cook County Recorder's Office; (viii) leases and licenses affecting the Property; (ix) Encroachments that do not effect the use of the Property as a condominium residence; (x) acts of Purchaser or anyone claiming by, through or under Purchaser, including Purchaser's mortgage, if any; and (xi) such other matters as to which the Title Insurer commits Purchaser against loss or damage.

Tenant of the Unit either waived or failed to exercise the option to purchase the subject Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the Purchaser, in which case the should be disclosed. The Purchaser is not the Tenant.

Grantor also hereby grants to the Grantee, it's 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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

PERMANENT INDEX NO.: 20-23-211-019-0000