

# UNOFFICIAL COPY

RE 50255 2004

## SPECIAL WARRANTY DEED



Doc#: 0606726154 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2006 11:13 AM Pg: 1 of 2

GRANTOR, 430 Harrison, LLC, a limited liability corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS to the GRANTEE, Mark R. Fuller, of 13261 S. Fairchild Rd., Yuma, in the State of Arizona,

==== For Recorder's Use ====

the following described real estate, to wit:

Unit 436-2 in the Harrison Place Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:


Lot 14 and Lot 13 (except the North 30 feet thereof) in Block 5 in S.T. Gunderson and Son's Addition to Oak Park, being a subdivision of the East 1/2 of Lot 4 in the subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, (except the West 1/2 of the Southwest 1/4 thereof) in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded December 19, 2005, as document number 0535332000, as amended from time to time, together with its undivided percentage interest in the common elements.

The Grantor warrants title to the property conveyed herein against liens, encumbrances and other exceptions to title arising by reason of the actions or omissions of the Grantor other than matters which appear in the public records of the County of Cook.

Subject to: General real estate taxes not due and payable at the time of closing, the Condominium Property Act; the Harrison Place Condominium Declaration, including all amendments and exhibits; the Harrison Place Condominium Association; Applicable zoning and building laws and ordinances and other ordinances of record; Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; Utility easements, if any, whether recorded or unrecorded; Covenants, conditions, restrictions, easements and agreements of record. *provided however that none of the foregoing is violated, contain provisions for forfeiture or reversion of title upon breach or underlie the improvements*  
Together with the appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the property TO HAVE AND TO HOLD the property, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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.

STATE OF ILLINOIS		# 0000003362	REAL ESTATE TRANSFER TAX
STATE TAX			0017000
	MAR.-3.06		FP 103020
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

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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.

The tenant of the unit(s) has waived or has failed to exercise the right of first refusal.

Permanent Index No: 16-18-230-028-0000

Address of Real Estate: 430 - 436 Harrison St., Unit 436-2, Oak Park, IL 60304

DATED this 24<sup>th</sup> day of February 2006.

430 Harrison, LLC

Attest:  (SEAL)  
James D. Stillo, Organizer

STATE OF ILLINOIS, COUNTY OF DUPAGE, SS.



FEB. 23. 06

# 000007465	REAL ESTATE TRANSFER TAX
	0136000
	FP 102801

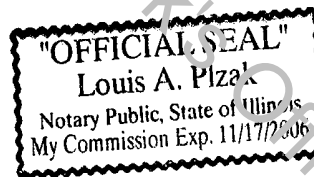
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James D. Stillo, personally known to me to be the Organizer of 430 Harrison, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Organizer, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said LLC as his free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 24<sup>th</sup> day of February, 2006.

My commission expires 11/17/06

  
NOTARY PUBLIC

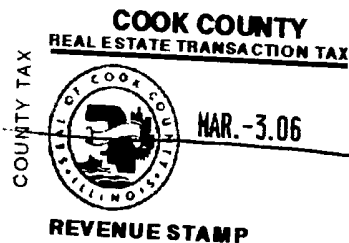
(SEAL)



THIS INSTRUMENT WAS PREPARED BY: Louis A. Plzak, Attorney, 24 W. 500 Maple Ave., #201, Naperville, IL 60540

MAIL SUBSEQUENT TAX BILLS TO: Mark R. Fuller, 430 - 436 Harrison St., Unit 436-2, Oak Park, IL 60304

RETURN TO: Evelyn C. Kelly, Branson & Kahn, LLC  
150 N. Wacker Drive, #1400  
Chicago, Illinois 60605



# 000010464	REAL ESTATE TRANSFER TAX
	0008500
	FP 103019