

UNOFFICIAL COPY



Doc#: 0610002280 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2006 01:44 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE
WITNESSETH,

That the Grantor,
**ROCKWELL/ROSEMONT,
LLC**, an Illinois limited liability
company, duly organized and
existing under and by virtue of

the laws of the State of Illinois and duly authorized **THE ABOVE SPACE FOR RECORDER'S USE ONLY**
to transact business in the State where the following described real 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 Manger of said
limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **PETER L.
PETROV** ("Grantee"), whose address is 2556 W. Rosemont #3
Chicago, IL 60659-1835, Illinois, 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.

P.N.T.N.

SUBJECT TO: (a) ²⁰⁰⁶ real estate taxes not yet due and payable; (b) special taxes or
assessments for improvements not yet completed and other assessments or installments thereof
not due and payable at the time of closing; (c) applicable zoning and building laws or ordinances
and restrictions; (d) public, private and utility easements; (e) 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 residential condominium;
(f) the Declaration and other condominium documents and any amendments and exhibits thereto;
(g) the provisions of the Act; (h) acts done or suffered by Buyer, or anyone claiming by, through,
or under Buyer, (i) covenants, conditions and restrictions of record which do not interfere with
the use of the property as a single family condominium residence; and (j) liens and other matters
as to which the Title Insurer commits to insure Buyer against loss or damage.

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; 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.

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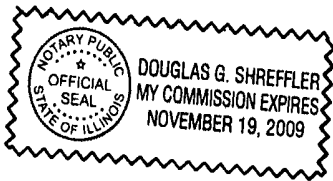
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated this ___ day of MAR 27 2006, 2005

ROCKWELL/ROSEMONT, LLC

By: Vasile Lohan
VASILE LOHAN, Manager

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that VASILE LOHAN is personally known to me to the manager of the limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this ___ day of MAR 27 2006, 2005.

Commission expires _____, 200_.

NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler
4653 N. Milwaukee Avenue
Chicago, IL. 60630

MAIL TO:

Law Offices of Irma Salazar
101 N. Wacker St 107
Chicago IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Peter L. Petrov
5929 N. Talman
Chicago IL 60659

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EXHIBIT "A"

UNIT 2556-3 IN ROCKWELL ROSE CONDOMINIUM , AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 21 IN BLOCK 1 IN DEVON MAPLEWOOD ADDITION TO NORTH EDGEWATER, IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 4, 2004 AS DOCUMENT NO. 0430927126 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number (PIN): 13-01-204-020-0000 (affects underlying land)

Address of Real Estate: 6301-6303 N. Rockwell and 2552-2556 W. Rosemont, Unit 2556-3, Chicago, IL 60659

STATE TAX

ILLINOIS

APR.-6.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000012242

REAL ESTATE TRANSFER TAX
00190.00
10102021

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR.-6.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002242

REAL ESTATE TRANSFER TAX
00095.00
10103025

CITY TAX

CITY OF CHICAGO

APR.-6.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009903

REAL ESTATE TRANSFER TAX
01425.00
10103026