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Doc#: 0611126180 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/21/2008 02:49 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **FLORES PROPERTIES, 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 to transact business in the State where the following describe real

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **MICHELLE R. GONSIOREK*** ("Grantee"), whose address is:

AND TERESA GONSIOREK. NOT AS TENANTS IN
Common, BUT AS JOINT TENANTS the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

2035 W Shakespeare
Chicago, IL 60647

The tenant has waived or failed to exercise the right of first refusal.

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.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) 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; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

396
C.F.

P.M.T.N.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

APR 13 2006

FLORES PROPERTIES, LLC
an Illinois limited liability company

By: *Ronald V. Flores*
RONALD V. FLORES

Its: Manager

By: *C. Kathryn Klink*
C. KATHRYN KLINK

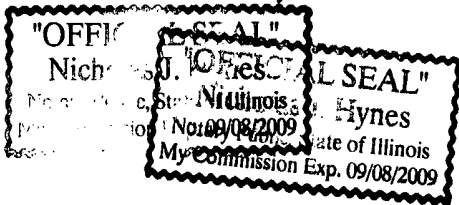
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Ronald V. Flores and C. Kathryn Klink are the managers of FLORES PROPERTIES, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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.

APR 13 2006

GIVEN under my hand and Notarial Seal this date: _____



Nicholas J. Hynes
Notary Public

My commission expires 9/8/09

After Recording Mail to:

Michelle Gonsiorek.
1450 N. Fairfield, #2R.
CHICAGO, IL 60622

Send Subsequent Tax Bills to:

MICHELLE GONSIOREK.
1450 N. Fairfield, #2R
CHICAGO, IL 60622.

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 2R IN 1450 NORTH FAIRFIELD CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 4 IN BLOCK 5 IN H. M. THOMPSON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 6, 2006 AS DOCUMENT NUMBER 0600634098, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT TAX INDEX NUMBER: 16-01-208-019-0000

ADDRESS OF PROPERTY: 1450 N. FAIRFIELD, UNIT 2R
CHICAGO, ILLINOIS 60622

STATE TAX	STATE OF ILLINOIS		APR. 19.06	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000022651	<table border="1"> <tbody> <tr> <td data-bbox="815 1261 1066 1328">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td data-bbox="815 1328 1066 1451">00173.50</td> </tr> <tr> <td data-bbox="815 1451 1066 1496">FP 103021</td> </tr> </tbody> </table>	REAL ESTATE TRANSFER TAX	00173.50	FP 103021
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FP 103021									
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX		APR. 19.06	REVENUE STAMP	# 0000022651	<table border="1"> <tbody> <tr> <td data-bbox="823 1599 1066 1666">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td data-bbox="823 1666 1066 1789">00086.75</td> </tr> <tr> <td data-bbox="823 1789 1066 1839">FP 103025</td> </tr> </tbody> </table>	REAL ESTATE TRANSFER TAX	00086.75	FP 103025
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CITY TAX	CITY OF CHICAGO		APR. 19.06	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000010070	<table border="1"> <tbody> <tr> <td data-bbox="823 1957 1066 2024">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td data-bbox="823 2024 1066 2148">01301.25</td> </tr> <tr> <td data-bbox="823 2148 1066 2197">FP 103026</td> </tr> </tbody> </table>	REAL ESTATE TRANSFER TAX	01301.25	FP 103026
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