



## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

Doc#: 0611642099 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/26/2006 10:03 AM Pg: 1 of 2

The GRANTOR, 3561-63 W. Lyndale, 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 for and in consideration of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

**Marangely Cruz-Martinez** of 4858 S. Prairie Ave., Unit 1A, Chicago, Illinois 60615

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 4858-1A in the 4852 Prairie Condominiums as delineated on a Survey of the following described real estate: Lots 11, 12, 13 and 14 in Block 3 in Eleanor's Subdivision of the South 12 acres of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14, (except the East 300 feet) and except the South 100 feet of the West 200 feet (except the streets) of the Southwest corner of the Northeast 1/4 of the Northwest 1/4, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0536419114, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: Real estate taxes for 2005 and thereafter.

Permanent Real Estate Index Number(s): 20-10-109-027-0000 and 20-10-109-028-0000 (affects underlying land)

Address(es) of Real Estate: 4858 S. Prairie Ave., Unit 1A, Chicago, Illinois 60615

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.

At the time of conversion there were no tenants residing on the premises.

SA 3477103 1D5 MW UNO NO ALBERT

CITY OF CHICAGO



APR 21 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009437

REAL ESTATE  
TRANSFER TAX

0183000

FP 102805

Box 334

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Member/Manager this 10th day of April, 2006.

3561-63 W. Lyndale, LLC, an Illinois limited liability company

By: Marcela Avram  
Marcela Avram, Member/Manager

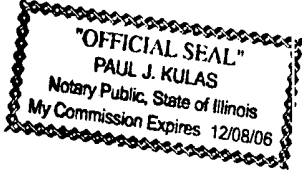
State of Illinois )  
                                  ) ss.  
County of Cook     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marcela Avram, personally known to me to be the Member/Manager of 3561-63 W. Lyndale, LLC, an Illinois 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 severally acknowledged that as such Member/Manager she signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as their free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 10th day of April, 2006.

Commission expires: 12-8-06

Paul J. Kulas  
Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois, 60622

STATE TAX

STATE OF ILLINOIS

APR. 21. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000094207

REAL ESTATE TRANSFER TAX

0024400

FP 102808

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

APR. 21. 06

REVENUE STAMP

# 000094435

REAL ESTATE TRANSFER TAX

0012200

FP 102802

Mail to:  
William Woloshin, Esq.  
161 N. Clark St., Suite 2600  
Chicago, Illinois 60601

Send subsequent tax bills to:  
Marangely Cruz-Martinez  
4858 S. Prairie Ave., Unit 1A  
Chicago, Illinois 60615