

CITY SUBURBAN TITLE
SERVICES COMPANY
2340 RIVER RD.
DES PLAINES, IL 60018

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Doc#: 0611626203 Fee: \$28.0
Eugene "Gene" Moore RHSP Fee: \$10.0
Cook County Recorder of Deeds
Date: 04/26/2006 12:10 PM Pg: 1 of 3

After recording, mail to:

John J. Zachara, Esq.
Attorney at Law
39 S. LaSalle St., Suite
500
Chicago, IL 60603

This space is for RECORDER'S USE ONLY

EST 0613900

SPECIAL WARRANTY DEED

THIS INSTRUMENT, is made as of April 19, 2006 between **740 W. Addison, LLC**, an Illinois limited liability company ("Grantor"), having an address of 724 N. Broadway, Park Ridge, IL 60068 and **4 FRIENDS PROPERTIES, LLC**, a Kansas Limited Liability Company having an address of 8441 Pflumm Circle, Lenexa, KS 66215 (referred to herein as "Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby **CONVEY AND WARRANT** unto Grantee, and to his respective heirs, legal representatives, successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

Units: 742-3-N; 744-2-S; and 750-3-N (the "Units") and their respective undivided percentage ownership interests in the following described real estate:

Parcel 1:

The West 25 feet of Lot 14 in Subdivision of Block 9 in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 of Section 21, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

The East 85 feet of Lots 1, 2, and 3 in Subdivision of Lots 15, 16 and 17 of Block 9 of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

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together with a percentage of the Common Elements appurtenant to the Unit as set forth in the Declaration of Condominium dated as of June 28, 2005 (the "Declaration") recorded July 15, 2005 as document 0519632057, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as they are filed of record pursuant to the Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

Grantor also grants to 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended Declaration for the benefit of the remaining Property described therein.

Commonly known as: 740-50 W Addison, Units: 742-3-N; 744-2-S; and 750-3-N, Chicago, IL 60613

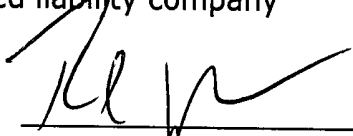
Permanent Tax Numbers (underlying): 14-21-107-010 and 14-21-107-011

Subject to: (1) general real estate taxes for 2006 and subsequent years; (2) Intentionally Deleted; (3) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) encroachments, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record; and (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

The Units are vacant and there were no rights of first refusal to purchase the Units.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Warranty Deed to be signed and delivered as of the day and year first above written.

740 W. Addison, LLC, an Illinois
limited liability company

By: 
Its: Ruben Ybarra, Manager

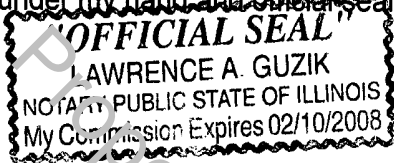
State of Illinois)
) ss.

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County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ruben Ybarra, 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 he signed, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 740 W. Addison, LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of April, 2006.



Lawrence A. Guzik
Notary Public

EXEMPT UNDER 35/CS 200/31-45 PARAGRAPH ____ AND ____ COOK COUNTY UNDER PARAGRAPH ____.	Send Subsequent Tax Bills To:
_____ Seller or Legal Representative	<u>BRENDA SHIVELY</u> (Name)
Dated: _____ 2005	<u>8441 PFLUMM CIRCLE</u> (Address)
	<u>LENEXA KS 66215</u> (City, State, Zip)

This document was prepared by:

Lawrence A. Guzik Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 430257 \$4,305.00
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