UNOFFICIAL COPY

### SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, KENMORE DEVELOPMENT, LTD., an Illinois corporation, 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



Doc#: 0611804101 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/28/2006 10:54 AM Pg: 1 of 3

#### 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 Board of Directors of said corporation, hereby GRANTS, BARGAINS, SELLS and CONVEYS to JOSEPH LINKOUS, ("Grantee"), a person, whose address is 5735 N. MASNOLIA #3 CHIGGO II GOOGO,

See Exhibit A attached hereto and made a part hereof.

the following described real estate, to-wit:

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P.N.T.N.

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 single family 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 commits to insure Buyer against loss or damage.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date: APR 1 4 2006

KENMORE DEVELOPMENT, LTD.

an Illinois corporation

Its: President

STATE OF ILLINOI

COUNTY OF COOK

I, the undersigned, A Notar Public in and for the County and State aforesaid, do hereby certify that Avram Bogojel, President of Kenmore Development, Ltd., an Illinois corporation, 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 they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date.

APR 1 4 2006

'OFFICIAL SEAL' Nicholas J. Hynes Notary Public, State of Illinois My Commission Exp. 09/08/2009

Notary Public

My commission expires

After Recording Mail to:

This Instrument Was Prepared by:

Whose Address Is:

Send Subsequent Tax Bills to:

Douglas G. Shreffler

4653 N. Milwaukee Avenue, Chicago, IL 60630

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## EXHIBIT "A"

#### LEGAL DESCRIPTION

UNIT NO. 5935-3 IN MANORS ON MAGNOLIA CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOT 2 IN BLOCK 1 IN ROSEDALE ADDITION TO EDGEWATER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 10 (EXCEPT THE NORTH 8 1/3 FEET THEREOF) IN FISCHER'S SUBDIVISION OF THE NORTH 16 RODS OF THE EAST 40 RODS OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MER DIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS A FFACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUI 4 RECORDED DECEMBER 29, 2005 AS DOCUMENT NUMBER 0536345060, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 14-05-304-006-0000

14-05-304-007-0000

ADDRESS OF PROPERTY:

5935 N. Magnolia, Unit 3 Chicago, Illinois 60660

