



Doc#: 0612442038 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2006 08:40 AM Pg: 1 of 5

053 /

**SPECIAL WARRANTY DEED  
Statutory (Illinois)**

AND

**THE GRANTOR**, RP2 Fargo, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to **ANTHONY CHAND**, of 1927 W. Cornelia, Chicago, IL 60613 (the "GRANTEE") the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

SA 366 3125

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Karina Court Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 11-30-414-005-0000

Address of Real Estate: 1625 W. Fargo, Unit 2N, Chicago, IL 60626

ABurns


CTI

Box 374

# UNOFFICIAL COPY

Property of Cook County

CITY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE




CITY OF CHICAGO  
 MAY -1.06

# 0000009511

REAL ESTATE TRANSFER TAX	01177.50
FP 102805	

COUNTY TAX  
 REAL ESTATE TRANSACTION TAX




COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 MAY -1.06

# 0000094536

REAL ESTATE TRANSFER TAX	00078.50
FP 102802	

STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE



STATE OF ILLINOIS  
 MAY -1.16

# 0000094308

REAL ESTATE TRANSFER TAX	00457.00
FP 102808	

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Dated as of the 14<sup>th</sup> day of April 2006

**RP2 Fargo, LLC**  
an Illinois limited liability company

By: **PNA, LLC, an Illinois limited liability company, Manager**

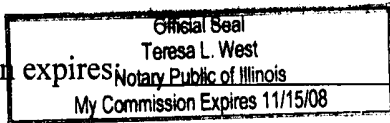
Mark Greenberg  
By: Mark Greenberg, Manager

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Mark Greenberg, Manager PNA, LLC, Manager of RP2 Fargo, 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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14<sup>th</sup> day of April, 2006

Jergen L. Holt  
Notary Public



Commission expires \_\_\_\_\_

*This instrument prepared by Gregory A. Braun, 217 N. Jefferson Street, Chicago, IL 60661*

Upon Recording, Mail to:

ANTHONY CHAND  
1625 W. FARGO #2N  
CHICAGO, IL 60626

Send Subsequent Tax Bills to:

ANTHONY CHAND  
1625 W. FARGO #2N  
CHICAGO, IL 60626

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL: 1

UNIT 1625-2N IN KARINA COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0608810114, BEING A PORTION OF:

LOTS 4 AND 5 IN BLOCK 2 IN F.H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 SOUTH OF THE INDIAN BOUNDARY LINE AND SOUTH OF THE CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD AND INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE AS A LIMITED COMMON ELEMENT STORAGE SPACE S-21 AS DELINEATED ON THE SURVEY WHICH IS ATTACHED AS APPENDIX A TO THE DECLARATION.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

The Tenant of Unit 1625-2N has waived or has failed to exercise the right of first refusal.

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**STREET ADDRESS:** 1625 W. FARGO AVENUE UNIT #2N  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 11-30-414-005-0000

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 1625-2N IN KARINA COURT CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 IN BLOCK 2 IN F. H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 SOUTH OF THE INDIAN BOUNDARY LINE AND SOUTH OF THE <CHGOEVANSTON AND LAKE SUPERIOR RAILROAD AND INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A~" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0608810114; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER STORAGE SPACE S-21, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP, AFORESAID.