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Doc#: 0613102048 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/11/2006 08:05 AM Pg: 1 of 3

PREPARED BY:

Michael J. Martin
Attorney at Law
401 S. LaSalle Street, Suite 606
Chicago, IL 60605

MAIL TAX BILL TO:

Jonathan Kiser
3242 N. California, Unit 3N
Chicago, IL 60618

MAIL RECORDED DEED TO:

Nicholas J. Jakubco
Jakubco Richards & Jakubco PC
2224 West Irving Park Road
Chicago, Illinois 60618

1383403

SPECIAL WARRANTY DEED

THE GRANTOR, J & J Builders, L.L.C., of the City of Des Plaines, State of IL, a limited liability company organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Jonathan Kiser and Monica Kiser, husband and wife, of 732 S. Financial, #215, Chicago, IL 60605, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

Unit 3N, in the 3242 North California Condominium Association as depicted on the Plat of Survey of the following described real estate:

Lot 30 (except the North 2 feet thereof) in Walter's Resubdivision of Lots 1 to 9 both inclusive, Lots 84 to 91 both inclusive, and Lot 93 in Block 3 and Lots 1 to 16 both inclusive, in Block 5 in Electric Park Subdivision, being a Subdivision of the North 769.5 feet of the South 1,238.5 feet of that part of the South 1/2 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian lying between the center of Elston Avenue and the center of the North branch of the Chicago River, all in Cook County, Illinois. Also Lots 26 and 27 (except the South 24 feet thereof) in Belmont and Elston Avenue Addition to Chicago, a Subdivision in the South 1/2 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership, recorded March 30, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0608910045, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL 2:

The exclusive right to the parking space number P-3N, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3N as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

PARCEL 3:

The exclusive right to the storage area number S-3N, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3N as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

PARCEL 4:

The exclusive right to use of the roof, a limited common element "(LCE)" for Unit 3N, as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 3N as set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Attorneys' Title Guaranty Firm
33 N. Dearborn, Suite 650
Chicago, Illinois 60602-3104 Prepared by ATG Resource™
(312) 372-1735

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Special Warranty Deed - *Continued*

Permanent Index Number(s): 13-24-316-029, 13-24-316-030, and 13-24-316-031 PIQ & OP

Property Address: 3242 N. California, Unit 3N, Chicago, IL 60618

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 26th Day of ~~MARCH~~ APRIL 20 06

J & J Builders, L.L.C.

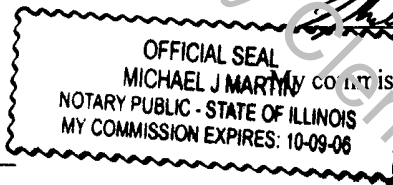
By: *John Cronnolly*
John Cronnolly, Manager

By: *Gerald McElduff*
Gerald McElduff, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Cronnolly and Gerald McElduff, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26th Day of ~~MARCH~~ APRIL 20 06



Michael J. Martin
Notary Public
My commission expires: 10/09/06


Exempt under the provisions of paragraph _____


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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 and Grantor reserves for 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 or mortgage is also 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 therein.


There are no tenants as this is new construction.

STATE TAX	STATE OF ILLINOIS  MAY.-9.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000010473	REAL ESTATE TRANSFER TAX 00360.00 FP326652
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CITY TAX	CITY OF CHICAGO  MAY.-9.06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000018992	REAL ESTATE TRANSFER TAX 00900.00 FP326650
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  MAY.-9.06 REVENUE STAMP	# 0000025585	REAL ESTATE TRANSFER TAX 00180.00 FP326665
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CITY TAX	CITY OF CHICAGO  MAY.-9.06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000018991	REAL ESTATE TRANSFER TAX 00900.00 FP326650
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CITY TAX	CITY OF CHICAGO  MAY.-9.06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000018994	REAL ESTATE TRANSFER TAX 00900.00 FP326650
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