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Doc#: 0617040176 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/19/2008 02:55 PM Pg: 1 of 4

STEWART TITLE
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

477091

Property of Cook County Clerk's Office

SPECIAL
WARRANTY
DEED

4K9

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Special Warranty Deed

477091 1 of 2 AND GRISelda PENALOZA, his WIFE,

This indenture, made this 22nd day of May, 2006, between Lawrence Menard Inc., party of the first part, Humberto Penaloza, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

P.I.N. # 13-17-201-055-0000 (affects underlying land)

Common Address: 4752 North Menard, Unit # 2S, Chicago, IL 60630

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion, and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for Lawrence Menard Condominium recorded on December 8, 2005 as document number 0534245033 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the Lawrence Menard Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

File Number: TM208510

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Unit 2S together with its undivided percentage interest in the common elements in Lawrence Menard Condominium, as delineated and defined in the Declaration recorded as document number 0534245033, as amended from time to time in Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4752 North Menard
Condo 2S
Chicago IL 60630

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Teresa Czernacki
Lawrence Menard, Inc.

May 22, 2006.

State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Teresa Czernacki 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 she signed and delivered the said instrument on behalf of Lawrence Menard Inc. and in sole capacity as its president for uses and purpose therein set forth.

[Signature]
Notary Public
OFFICIAL SEAL
MAREK LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-18-2008

May 22, 2006
OFFICIAL SEAL
MAREK LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-18-2008

After recording mail to:
Humberto Penalosa
4752 North Menard, Unit # 2S
Chicago, IL 60630
6833 W. Foster
Chicago, IL 60656

Mail subsequent tax bills to:
Humberto Penalosa
4752 North Menard, Unit # 2S
Chicago, IL 60630
6833 W. Foster
Chicago, IL 60656

MAIL TO

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. -9.06
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009150
FP 102810
0000038831

STATE OF ILLINOIS
JUN. -9.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0018300
FP 102804
0000038847

CITY TAX
CITY OF CHICAGO
JUN. -9.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0137250
FP 102807
0000018620