

H61365

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Special Warranty Deed-Illinois
(Limited Liability Company to
Individual)



Doc#: 0617140135 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/20/2006 12:53 PM Pg: 1 of 3

HERITAGE TITLE COMPANY

Above Space for Recorder's Use Only

THIS INDENTURE, made this 16th day of June, 2006 between

PAT Development LLC, an Illinois Limited Liability Company created under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Sean Lovett and Rebekah Lovett, HUSBAND AND WIFE, not as Joint Tenants, not as Tenants in Common but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AS PER ATTACHED LEGAL DESCRIPTION

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Managing Members of said Illinois Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs, assigns, **FOREVER**, all the following described land, situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2005 and subsequent years;

Permanent Index Number(s) (PIN): 13-11-220-030-0000 & 13-11-220-031-0000

Address(es) of Real Estate: ~~3418 20~~³⁴²⁰ W. Foster, Chicago, Illinois 60625, Unit 402.

3LC

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

And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns that it has not done or suffered to be

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done, anything whereby the said premises hereby are 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 by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (j) covenants, conditions restrictions permits, easements and agreements of record.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, Terry Harb, the day and year first above written.

By: [Signature]
PAT Development LLC by its Managing Member

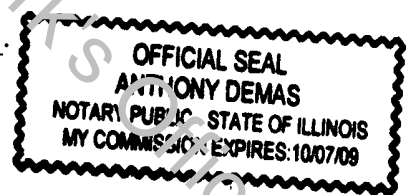
THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me, to be the same Terry Harb person(s) whose names are 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 free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16TH day of JUNE, 2006.

Commission expires OCTOBER 7, 2009

[Signature]
Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

BERG & BERG
5215 OLD ORCHARD RD
SKOKIE, ILL 60077

SEAN LOUETT
3420 W. FOSTER - 402
CHICAGO, ILL 60625

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Exhibit A

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UNIT 402 IN THE 3418-20 W. FOSTER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 12 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529745088, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-11-220-030-0000 (UNDERLYING P.I.N.)
13-11-220-031-0000 (UNDERLYING P.I.N.)

C/K/A 3420 W. FOSTER AVENUE, UNIT 402, CHICAGO, ILLINOIS 60625-4806

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 HEREIN.

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.

REAL ESTATE TRANSFER TAX	00399.00	FP 326669
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6969600000 #

STATE OF ILLINOIS



STATE TAX

JUN. 19.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

City of Chicago

Dept. of Revenue

448614

06/19/2006 13:37



Real Estate

Transfer Stamp

\$2,992.50

Batch 00713 82

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

JUN. 19.06

0000003170

REAL ESTATE
TRANSFER TAX

0019950

FP 103042