

UNOFFICIAL COPY



0617104306

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **1923 NORTH HUMBOLDT, LLC**, an Illinois, limited liability company 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

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 manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **NISSA BATSON**, ("Grantee"), a(n) unmarried person, whose address is 2755 W. LOGAN, APT 2, CHICAGO IL, the following described real estate, to-wit: 60647

See Exhibit A attached hereto and made a part hereof.

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, afore said, 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 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 (as hereinafter defined) commits to insure Buyer against loss or damage.

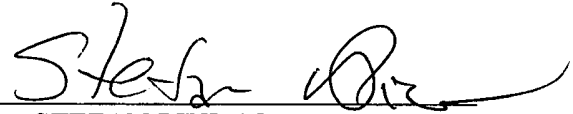
3K9

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

~~MAY 25 2006~~

1923 NORTH HUMBOLDT, LLC
an Illinois limited liability company

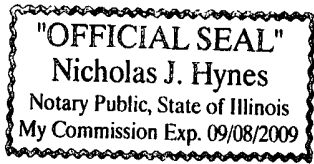
By: 
STEFAN PIUIAN


Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Stefan Piuian is the member of 1923 North Humboldt, 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 acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: **MAY 25 2006**




Notary Public

My commission expires _____

After Recording Mail to:

BARBARA M. DEMOS
4746 N. MILWAUKEE
CHICAGO IL 60630

Send Subsequent Tax Bills to:

NISSA D. BATSON
1923-25 N. HUMBOLDTS, UNIT 1923-4
CHICAGO, IL 60647

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

UNOFFICIAL COPY

EXHIBIT A


(legal description)


UNIT 1923-4 AND PARKING SPACE P-1 AND P-2 IN THE HUMBOLDT PLACE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 17 IN BLOCK 4 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED _____ AS DOCUMENT NUMBER _____, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 1923-25 N. HUMBOLDT, UNIT 1923-4
CHICAGO, IL 60647

PERMANENT INDEX NUMBER: 13-36-304-011-0000

STATE TAX	STATE OF ILLINOIS	# 0000026262	REAL ESTATE TRANSFER TAX
	 JUN. 15.06		00345.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103021

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000026262	REAL ESTATE TRANSFER TAX
	 JUN. 15.06		00172.50
	REVENUE STAMP		FP 103025

CITY TAX	CITY OF CHICAGO	# 0000010761	REAL ESTATE TRANSFER TAX
	 JUN. 15.06		02587.50
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103026