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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

7000FB17100

Doc#: 0617104306 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 06/20/2006 02:46 PM Pg: 1 of 3



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) underried person, whose address is 2755 w. Locan, APT2 CHICAGO R., the following described real estate, to-wit:

See Exhibit A attacked 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, aforestid, 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.



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

MAY 2 5 2006.

1923 NORTH HUMBOLDT, LLC

an Illinois limited liability company

DY: TEEAN DILIAN

Its: Manager

STATE OF ILLINOIS

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 2 5 2006

"OFFICIAL SEAL" Nicholas J. Hynes Notary Public, State of Illinois My Commission Exp. 09/08/2009

Notary Public

My commission expires

After Recording Mail to:

BARBARA M. DEMOS 4746 N. MILWAUKER CHICAGO DL 60630

This Instrument Was Prepared by: Whose Address Is:

Send Subsequent Tax Bills to:

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

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

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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 MAY 26, 2006AS DOCUMENT NUMBER 0614645145, 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: **1**3-36-304-011**-0**000 STATE OF ILLINOIS REAM ESTATE TRANSFER TAX JUN. 15.06 0034500 # **REAL ESTATE TRANSFER TAX** T'S OFFICE F/P 103021 DEPARTMENT OF REVENUE COOK COUNTY REAL ESTATE 0000024242 TRANSACTION TAX TRANSFER TAX COUNTY TAX JUN. 15.06 0017250 # FP 103025 REVENUE STAMP <u>CITY OF CHICAGO</u> REAL ESTATE 0000010761 TRANSFER TAX CITY TAX JUN. 15.06 0258750 # REAL ESTATE TRANSACTION TAX FP 103026 DEPARTMENT OF REVENUE