

UNOFFICIAL COPY

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

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

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Doc#: 0617104306 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/20/2006 02:48 PM Pg: 1 of 3



Doc#: 0619105006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/10/2006 09:27 AM Pg: 1 of 2

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, aforesaid, 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

* THIS DOCUMENT IS BEING RECORDED TO CORRECT LEGAL DESCRIPTION

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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, 2006 AS 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: 13-36-304-011-0000

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|---|-------------------|--------------|--------------------------|
| STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | STATE OF ILLINOIS | # 0000024262 | REAL ESTATE TRANSFER TAX |
| | JUN. 15. 06 | | 0034500 |
| | | | FP 103021 |

| | | | |
|--|--|--------------|--------------------------|
| COUNTY TAX  REVENUE STAMP | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 0000024262 | REAL ESTATE TRANSFER TAX |
| | JUN. 15. 06 | | 0017250 |
| | | | FP 103025 |

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|---|-----------------|--------------|--------------------------|
| CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | CITY OF CHICAGO | # 0000010761 | REAL ESTATE TRANSFER TAX |
| | JUN. 15. 06 | | 0258750 |
| | | | FP 103026 |