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SPECIAL WARRANTY DEED



0620804007 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/27/2006 08:51 AM Pg: 1 of 4

The a

THE GRANTOR, NORTH TALMAN DEVELOPMENT LLC, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member of said Company, does hereby REMISES, RELEASES, **ALIENS** and **CONVEYS** to:

St. Oktober 1997 Celia Sanchez the following described real (state situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY:

6045 N. Talman, Chicago, IL

Unit 6049 1B

P.I.N.

13-01-227-003-0000

SEE ATTACHED EXHIBIT A

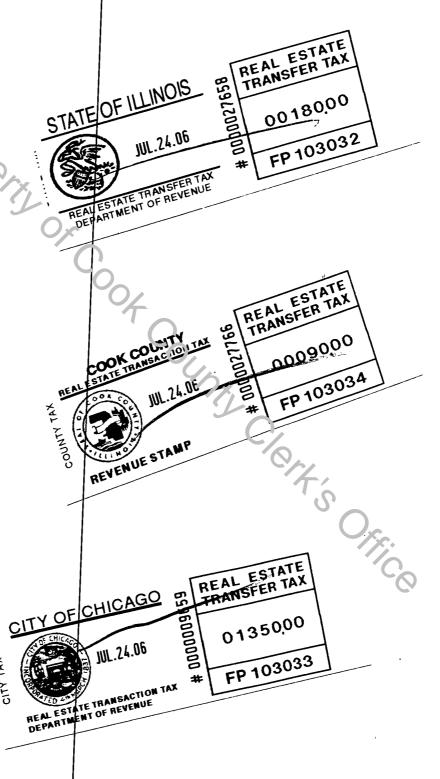
Grantor also hereby grants to the Grantee(s), its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the right and easement 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 reservation contained in said Declaration the same as though the provisions of said declarations were recited and stipulated at length herein".





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0620804007D Page: 3 of 4

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Together with all and singular the hereditaments and appurtenances thereunto, belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises with the hereditaments and appurtenances to HAVE AND TO HOLD the said premises as above described with the appurtenances, upon the Grantee(s) its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor 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 recited herein; and that it WILL WARRANT AND DEFEND subject to general taxes for the year 2006 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Dated this, 2006.
IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed,
IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Member this
Jhly 2006.
By A A
Stanislaw Siembida, Membe
State of Illinois)
) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Stanislaw Siembida, personally known to me to be a Member of the North Talman Development, and personal 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 they signed, sealed and delivered the said instrument as his five and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this __ day of **\$**

This instrument prepared by:

County of Cook)

Carmel K. York Krawitz & Associates, Ltd. 2 N. LaSalle Suite 1776

Chicago, IL 60602

Tax bill to:

Vandor Elwickerst, 17W. Washing to, Alley Carcago, 160602

Celic Sanchez AIB 6045 N. Talma, Chrongo, 12 60

0620804007D Page: 4 of 4

STREET ADDRESS: 6849 NORTH TALMAN AVENUE AL COPY 1B

COUNTY: COOK

CITY: CHICAGO

TAX NUMBER: 13-01-227-003-0000

LEGAL DESCRIPTION:

UNIT 1B IN 6045 N. TALMAN CONDOMINIUM AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 34 AND 35 IN BLOCK 4 IN T. J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620034017, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Property of County Clark's Office