

UNOFFICIAL COPY

Special Warranty Deed Statutory (Illinois)

The GRANTOR, **L & P DEVELOPMENT, LLC**, an Illinois limited liability company,



Doc#: **0620826084** Fee: **\$28.00**
Eugene "Gene" Moore RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 07/27/2006 11:40 AM Pg: 1 of 3

0607-22007 264

a limited liability company created and 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 Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

~~L & P DEVELOPMENT, LLC~~
~~L & P Development, LLC~~, an Illinois limited liability company,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit G in 1035 West Cullerton Condominiums as delineated on a Survey of the following described real estate: Lot 14 in Baker's Re-division of Block 19 in Walsh and McMullen's Subdivision of the South 3/4 of the Southeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0531319050, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2005 and subsequent years.

Permanent Real Estate Index Number(s): 17-20-431-002-0000 (affects underlying land)

Address(es) of Real Estate: 1035 W. Cullerton St., Unit G, Chicago, IL 60605

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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 10th day of July, 2006.

~~L & P DEVELOPMENT, LLC~~
~~L & P DEVELOPMENT, LLC~~, an Illinois Limited Liability Company

By: 
Member/Manager

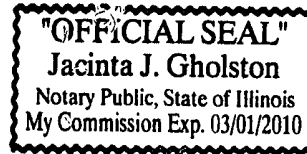
PRAIRIE TITLE
100 N. LASALLE SUITE 1100
CHICAGO, IL 60602

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETRU CLADOVAN, personally known to me to be the Member/Manager of L & P DEVELOPMENT, LLC, 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 10th day of July, 2006.



Commission expires: 31 2010

Jacinta J. Gholston

Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Property of Cook County Clerk's Office

Mail to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, Illinois 60622

Send subsequent tax bills to:

L & P Development, LLC
3240 W. Division St.
Chicago, Illinois 60651

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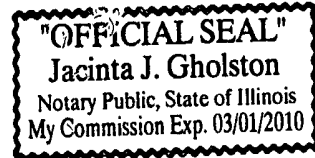
STATEMENT BY GRANTOR AND GRANTEE

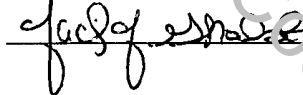
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: July 18, 2006

Signature: X 
Grantor or Agent

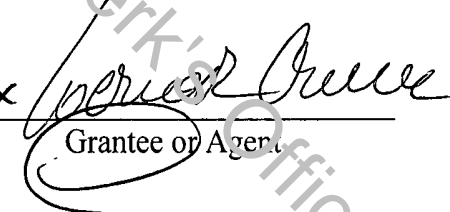
Subscribed and sworn to before me
by the said Grantor
this 18th day of July, 2006.



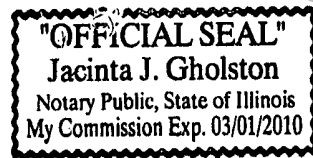
Notary Public 

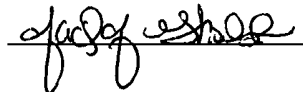
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: July 18, 2006

Signature: X 
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 18th day of July, 2006.



Notary Public 

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)