

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(LLC to INDIVIDUAL)



Doc#: 0620904174 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/28/2006 01:31 PM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

KOSTNER WILSON TERRACE, LLC
an Illinois Limited Liability Company
4342 N. Kostner
Chicago, Illinois 60641

(The Above Space For Recorder's Use Only)

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 (10.00)--- DOLLARS,
in hand paid, and pursuant to authority given by the managers of said corporation limited liability company
CONVEYS and WARRANTS to:

LIVIA BOS
4847 N. Harding, #3
CHICAGO, ILLINOIS 60625

the following described Real Estate situated in the Cook County, Illinois, to wit (SEE NEXT PAGE FOR LEGAL DESCRIPTION):

SUBJECT TO: General Taxes for 2005 and subsequent years, covenants, conditions and restrictions of record and public and utility easements.
Permanent Index Number (PIN): 13-15-123-021 (affects the underlying land)
Address(es) of Real Estate: 4556 - G N. Kostner, Chicago, Illinois 60630

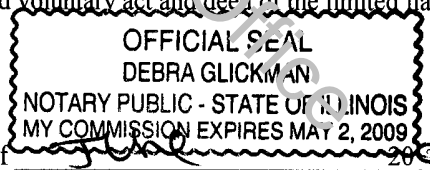
KOSTNER WILSON TERRACE, LLC

BY: [Signature]
ITS: Manager

DATED this 8th day of June 2006.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Olimpia Mhai 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 manager of the limited
liability company, she signed, sealed and delivered the said instrument, pursuant to authority given to her as manager of the
limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of the limited liability
company, for the uses and purposes therein set forth.

IMPRESS NOTARIAL SEAL HERE



Given under my hand and official seal, this [Signature] day of June 2006

Commission expires 5-2 2009 [Signature]
NOTARY PUBLIC

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.


THE TENEANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.


3K9


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Legal Description.

of the premises commonly known as 4556 - G N. Kostner, Chicago, Illinois 60630 .

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX 	JUL.20.06	# 000004918	00169.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
COUNTY TAX 	JUL.20.06	# 0000012031	00084.50
	REVENUE STAMP		

City of Chicago  Real Estate
 Dept. of Revenue Transfer Stamp
 454910 \$1,267.50
 07/18/2006 14:28 Batch 07236 30

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:
 Mark R. Glickman
 (Name)
 3100 Dundee Road #402
 (Address)
 Northbrook, Illinois 60062
 (City, State and Zip)

LIVIA BOS
 (Name)
 4556 - G N. Kostner
 (Address)
 Chicago, Illinois 60630
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

This instrument was prepared by Mark R. Glickman, 3100 Dundee Road, #402, Northbrook, Illinois 60062
(NAME AND ADDRESS)

Property Address:4556-4558 N. KOSTNER, UNIT 455-G,
CHICAGO, ILL. 60600**UNOFFICIAL COPY****Legal Description:****PARCEL 1:**

UNIT 4556-G IN THE KOSTNER WILSON TERRACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN HILLS RESUBDIVISION OF BLOCK 22 OF MONTROSE, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 1/2 OF LOT 1 OF A SUBDIVISION OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 31, 2005 AS DOCUMENT NUMBER 0524345016 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 AND STORAGE SPACE S-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID

Permanent Index No.: 13-15-123-021, AFFECTS THE UNDERLYING LAND

ALTA Commitment

RTC54598