

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LLC to Individual)

2006-01329-PT



Doc#: 0622327097 Fee: \$26.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2006 02:01 PM Pg: 1 of 2

THE GRANTOR, DWELL PROPERTY MANAGEMENT GROUP LLC,  
an Illinois limited liability company, for an in consideration of the sum  
of Ten and No/100 Dollars (\$10.00), and other good and  
valuable consideration, in hand paid, CONVEYS AND  
WARRANTS TO:

Z Realty Holdings, LLC  
16 Red Oak Lane, Highland Park, IL

the Grantee, the following described real estate  
situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART  
HEREOF.

Permanent Real Estate Index Number(s): 25-22-303-008-0000  
Address(es) of Real Estate: 249 E. 115th St., Chicago, IL

SUBJECT TO: covenants, conditions and restrictions of record; ~~private, public and utility easements and building lines of record; party wall rights and agreements; terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, the plat filed with the aforesaid Declaration; limitations and conditions imposed by the Illinois Condominium Property Act; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder; general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the current year; and special taxes or assessments for improvements not yet completed.~~ ~~existing lease & tenancy; special governmental taxes, more unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent~~

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by the duly-authorized representative of DWELL PROPERTY MANAGEMENT GROUP LLC, an Illinois corporation, this day of <sup>years.</sup> <sub>and grantee's mortgage.</sub>

DWELL PROPERTY MANAGEMENT GROUP LLC, an Illinois Limited Liability Company

*Heidi Anderson*  
By: Heidi Anderson  
Its: Member

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, HEIDI ANDERSON not personally but as the sole member of DWELL PROPERTY MANAGEMENT GROUP LLC, an Illinois Limited Liability Company (the "Company"), being the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument on behalf of the Company as her free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this day of <sup>July</sup> 30th, 2006  
*Deborah S. Ashen*  
Notary Public State of Illinois  
My Commission Expires 05/24/2010

This instrument prepared by the Law Offices of Deborah Ashen, Ltd., 217 N. Jefferson, Suite 600, Chicago, IL 60661.

Mail to: LARRY A. CHAMBERS  
ATTORNEY AT LAW  
3856 OAKTON ST.  
SKOKIE IL 60076

Send subsequent tax bills to: ANDREW ZOUB  
16 RED OAK LANE  
HIGHLAND PARK IL 60035

PREMIER TITLE

10/3

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 32 IN BLOCK 5 IN KENSINGTON, A SUBDIVISION IN SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

City of Chicago

Dept. of Revenue

459848

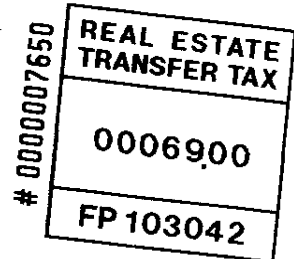
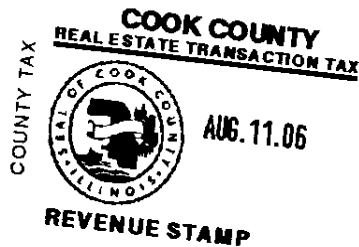
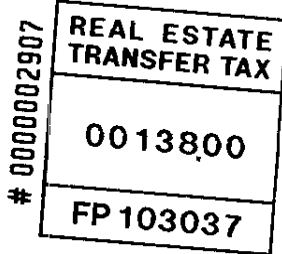
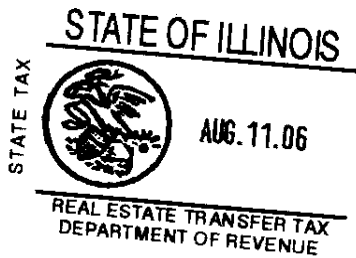
08/11/2006 13:29 Batch 14324 33



Real Estate

Transfer Stamp

\$1,035.00



Common Address: 249 E. 115<sup>th</sup> St., Chicago, IL 60628  
P.I.N.: 25-22-303-008-0000