



SPECIAL  
WARRANTY DEED  
Statutory - Illinois

Doc#: 0622627155 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2006 03:04 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

670 8603 193  
FREEDOM TITLE CORP.

THE GRANTOR, 1969 CULLOM LLC, an Illinois limited liability company, 1917 West Berteau, Chicago, Illinois 60613, 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 and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by Members and Managers, CONVEYS to JULIA MORAN, an unmarried person, the following described real estate situated in Cook County, Illinois; to wit:

UNIT 1967-3 IN THE ANNEX CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0622244043, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED THEREIN, 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.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereon thereto; and (k)

# UNOFFICIAL COPY

installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

to have and to hold said premises, forever.

P.I.N.: 14-18-406-001-0000

Address of real estate: 1967 West Cullom, Chicago, Illinois 60613

IN WITNESS WHEREOF, 1969 CULLOM LLC, an Illinois limited liability company, has caused its name to be signed to these presents by its duly authorized agent and officer this 5<sup>th</sup> day of July, 2006.

1969 CULLOM LLC

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
460266 \$2,175.00  
08/14/2006 14:15 Batch 05380 60



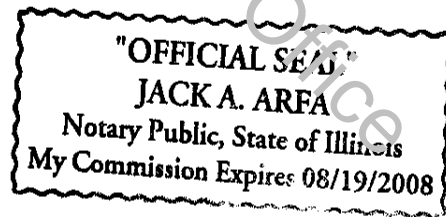
By: [Signature]  
Its Manager

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT MICHAEL B. GRACE, a Manager of 1969 CULLOM LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument on behalf of 1969 CULLOM LLC, as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5<sup>th</sup> day of July, 2006.

[Signature]  
NOTARY PUBLIC




This instrument was prepared by Jack A. Arfa, 77 West Washington Street, Suite 613, Chicago, Illinois 60602.

Send subsequent tax bills to Julia Moran, 1967 West Cullom, #3, Chicago, Illinois 60613.

Mail to Peter Anthony Johnson, 4 East Huron Street, Chicago, Illinois 60611.

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**STATE OF ILLINOIS**


STATE TAX  AUG. 14. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000003106

REAL ESTATE TRANSFER TAX
00290.00
FP 103037

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX  AUG. 14. 06

REVENUE STAMP

# 000007850

REAL ESTATE TRANSFER TAX
00145.00
FP 103042

Property of Cook County Clerk's Office