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H 613 73
Special Warranty Deed-Illinois
(Limited Liability Company to
Limited Liability Company)

Doc#: 0623540231 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/23/2006 03:07 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 21st day of August, 2006 between
PAT Development LLC, an Illinois Limited Liability Company created under and by the virtue of
the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the
first part, and 3420 W. Foster, L.L.C., an Illinois Limited Liability Company the following described Real
Estate situated in the County of Cook in the state of Illinois, to wit:

AS PER ATTACHED LEGAL DESCRIPTION

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten
Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, and pursuant to the authority of the Managing Members of said Illinois Limited
Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the
said party of the second part, and to their heirs, assigns, FOREVER, all the following described land,
situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for THE SECOND INSTALLMENT OF 2005 and subsequent years;

Permanent Index Number(s) (PIN): 13-11-220-030-0000 & 13-11-220-031-0000

Address(es) of Real Estate: 3420 W. Foster, Storefront A, Chicago, Illinois 60625.

Together with all the singular hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and
all the estate, rights, title, interest, claim or demand whatsoever, of the said party of the first part, either in law
or in equity, of, in and to the above described premise, with the hereditaments and appurtenances: **TO HAVE
AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the
second part, their heirs and assigns forever.

And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with
said party of the second part, their heirs and assigns that it has not done or suffered to be

300

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done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments* and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any, whether recorded or unrecorded; ~~(h) leases and licenses affecting the common elements; (j) covenants, conditions restrictions permits, easements and agreements of record. * DESCRIBED IN EXHIBIT A TO THIS DEED.~~

~~** (EXCEPT TO THE EXTENT THAT SUCH ENCROACHMENT MATERIALLY AFFECTS THE INTENDED USE OR VALUE OF THE UNIT).~~

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, Terry Harb, the day and year first above written.

By: [Signature]
PAT Development LLC by its Managing Member

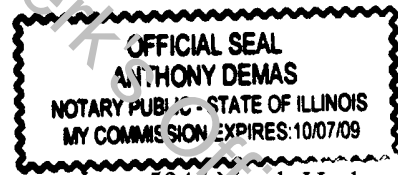
THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Terry Harb person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of August 2006.

Commission expires OCTOBER 7, 2009.

[Signature]
Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:
Kay Heller
1449 W. Highland Avenue
Chicago, Illinois 60660
PH: (773) 338-5895

SEND SUBSEQUENT TAX BILLS TO:
SAME

City of Chicago
Dept. of Revenue
461496
08/22/2006 12:35
Real Estate
Transfer Stamp
\$1,537.50
Batch 07259 81



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Exhibit A

H61373

UNIT STORE-A IN THE 3418-20 W. FOSTER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 12 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

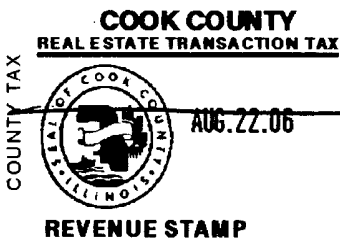
WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529745088, AND AS AMENDED BY DOCUMENT RECORDED AS NUMBER 0617018038 AND BY SPECIAL AMENDMENT DATED AUGUST 18, 2006, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-11-220-030-0000 (UNDERLYING P.I.N.)
13-11-220-031-0000 (UNDERLYING P.I.N.)

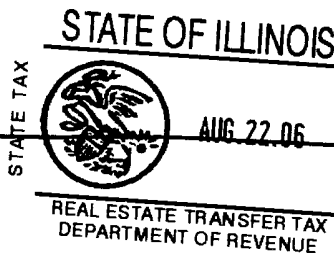
C/K/A 3420 W.FOSTER AVENUE, UNIT STORE-A, CHICAGO, ILLINOIS 60625-4806

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 HEREIN.

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.



REAL ESTATE TRANSFER TAX
00102.50
FP 103042



REAL ESTATE TRANSFER TAX
00205.00
FP 103037