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SPECIAL WARRANTY DEED Statutory - Illinois

Doc#: 0623549048 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/23/2006 10:25 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

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 (\$16.90) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by Members and Managers, CONVEYS to KRISTEN BUSCIGLIO, the following described real estate situated in Cook County, Illinois; to wit:

UNIT 1961-3 IN THE ANNEX CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECOFDED AS DOCUMENT NO. 622244043, 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 FASEMENTS 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

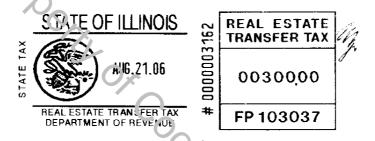
SUBJECT TO: (a) general real estate taxes for the previous and current year not thee due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, 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) installments of regular assessments due after this date established pursuant to the Declaration of

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Condominium.

to have and to hold said premises, forever.

P.I.N.:

14-18-406-001-0000

Address of real estate:

1961 West Cullom, #3, 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 16th day of August, 2006

1969 CULLOW LLC

By:

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 the 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 16th day of August, 2006.

NOTARY PLIBLIC

"OFFICIAL SEAL" JACK A. ARFA

Notary Public, State of Illanois
My Commission Expires 08/19/2008

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

Send subsequent tax bills to Kristen Busciglio, 1961 West Cullom, #3, Chicago, Illinois 60613.

Mail to Joseph S. Holtzman, 111 West Washington Street, Suite 1505, Chicago, Illinois 60602.