

UNOFFICIAL COPY



Doc#: 0624820193 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/05/2006 10:20 AM Pg: 1 of 2

PREPARED BY:
Larry A. Sultan
1601 Sherman Avenue
Suite #200
Evanston, IL 60201

MAIL TAX BILL TO:
Daisy Berrios
2732 N. Kimball, Unit 1
Chicago, IL 60647

MAIL RECORDED DEED TO:
Daisy Berrios
2732 N. Kimball, Unit 1
Chicago, IL 60647

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Zorb Development, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to

Daisy Berrios, unmarried,

of 907 N. Damen, Chicago, IL, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

UNIT 2732-1 IN THE KATHARINE SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1,2 AND THE SOUTH 12 1/2 FEET OF LOT 3 IN BLOCK 1 IN STOREY'S MILWAUKEE AVENUE SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY ZORB DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED JULY 24, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 062057704, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY DESCRIBED THEREIN."

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

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

AGTF, INC.

UNOFFICIAL COPY

Special Warranty Deed - Continued

Permanent Index Number(s): 13-26-402-036-0000

(affects underlying land)

Property Address: 2732 N. Kimball, Unit 1, Chicago, Illinois 60647

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 10th Day of August 2006

Zorb Development, LLC

By

GEORGE BROZ, Manager

STATE OF

Ill

COUNTY OF

Cook

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that George Broz, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this

10th Day of August 2006

Notary Public
My commission expires: _____

STATE TAX

STATE OF ILLINOIS

AUG. 28. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00260.00

FP326652

0000013217

"OFFICIAL SEAL"

CLAUDIA BRAD

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 11/10/2007

COUNTY TAX

REVENUE STAMP

AUG. 28. 06

REAL ESTATE TRANSFER TAX

00130.00

FP326665

000002829

CITY TAX

CITY OF CHICAGO

AUG. 28. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00900.00

FP326650

0000022534

CITY TAX

CITY OF CHICAGO

AUG. 28. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00900.00

FP326650

0000022533

CITY TAX

CITY OF CHICAGO

AUG. 28. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00150.00

FP326650

0000022535