



Doc#: 0625142023 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/08/2006 08:40 AM Pg: 1 of 3

Andra McKamey  
1839 N. Lowell Ave.  
Chicago, IL 60639

1072

END

(The Above Space For Recorder's Use)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 14 day of Aug. 2006 between 4857 W. ROSCOE, L.L.C., an limited liability company 5428 W. Berteau, Chicago, IL 60641 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and ANDRA McKAMEY, 1839 N. Lowell Ave, Chicago IL 60639, as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following describe real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBER 4859-3 IN THE ROSCOE LAMON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 AND THE WEST 25 FEET OF LOT 14 IN ROSENBERG'S RESUBDIVISION OF LOTS 14 AND 45 INCLUSIVE AND LOT 46 (EXCEPT THE EAST 30 FEET THEREOF) IN BLOCK 1 IN EDWARD'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0620110072 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: 13-21-411-001-0000  
ADDRESS OF PROPERTY: 4855-4859 W. ROSCOE and 3347-3355 N. LAMON, CHICAGO, ILLINOIS, 60641

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

STSO90729

BRADLEY

CT1

Box 334

**UNOFFICIAL COPY**

Grantor also hereby grants to the Grantee, its successors and assigns, all 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, aforesaid, 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
11. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

STATE TAX

STATE OF ILLINOIS

AUG. 28. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000097223

REAL ESTATE TRANSFER TAX
0013000
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

AUG. 28. 06

REAL ESTATE TRANSFER TAX  
REVENUE STAMP

# 297500000

REAL ESTATE TRANSFER TAX
0006500
FP 102802

CITY TAX

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

AUG. 28. 06

# 0000011843

REAL ESTATE TRANSFER TAX
0097500
FP 102805

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

4857 W. ROSCOE, LLC

By: *Nikola Lukic*  
Nikola Lukic, Managing Member

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 Nikola Lukic, a Managing Member of 4857 W. ROSCOE, LLC, an Illinois limited liability company, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 14 day of August, 2006

*David Chaiken*  
NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111 W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

Andra mckamey  
1839 N. Lowell Ave.  
Chicago, IL 60639

Property of Cook County Clerk's Office