

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **2314 WEST FARWELL, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real



Doc#: **0625605033** Fee: **\$28.00**
Eugene "Gene" Moore RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 09/13/2006 09:40 AM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ALEXANDRA BONDREA**, ("Grantee"), a(n) unmarried woman, whose address is 720 N. Cleveland, Chicago, IL 60645, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

P.N.T.N.

The tenant has waived or failed to exercise the right of first refusal.

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, 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.

zelp

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

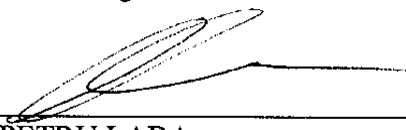
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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

8.21.06

2314 WEST FARWELL, LLC
an Illinois limited liability company

By: 
GHEORGE POP
Its: Manager

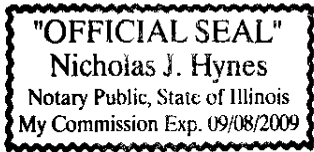
By: 
PETRU LABA
Its: Manager

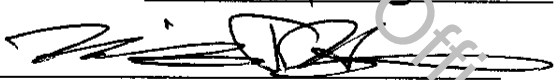
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Gheorge Pop and Petru Laba as the managers of 2314 WEST FARWELL, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 8.21.06




Notary Public
My commission expires _____

After Recording Mail to:

Alexandra Boudrea
7220 N. Claremont #1C
Chicago, IL 60645

Send Subsequent Tax Bills to:

Alexandra Boudrea
7220 N. Claremont #1C
Chicago, IL 60645

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

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EXHIBIT "A"


LEGAL DESCRIPTION


UNIT NO. 2E AND PARKING SPACE P-4 IN 2314 WEST FARWELL CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 3 IN KENNETT'S SUBDIVISION OF THE EAST 367 FEET OF THE SOUTH HALF OF LOT 29 IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2006 AS DOCUMENT NUMBER 0622310103, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PERMANENT INDEX NUMBER: 11-31-117-009

PROPERTY ADDRESS: 2314 W. FARWELL, UNIT 2E
CHICAGO, IL 60645

STATE TAX	
	STATE OF ILLINOIS
	SEP.-6.06
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
# 0080026520	REAL ESTATE TRANSFER TAX
	00300.00
	FP 103021

COUNTY TAX	
	COOK COUNTY
	REAL ESTATE TRANSACTION TAX
	SEP.-6.06
	REVENUE STAMP

# 0000026520	REAL ESTATE TRANSFER TAX
	00150.00
	FP 103025

CITY TAX	
	CITY OF CHICAGO
	SEP.-6.06
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000017748	REAL ESTATE TRANSFER TAX
	02250.00
	FP 103026