

UNOFFICIAL COPY



Doc#: 0626105127 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2006 10:26 AM Pg: 1 of 4

STEWART TITLE
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

Property of Cook County Clerk's Office

**SPECIAL
WARRANTY DEED**

LEGAL DESCRIPTION:

PIN NUMBER: _____

PROPERTY ADDRESS: _____

7/9/06 760

4/c

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Special Warranty Deed

496760 1 of 3

This indenture, made this 14th day of August, 2006, between **VIP BROKERS, INC.**, an Illinois corporation, party of the first part, and **MICHAEL ZUKER**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 13-16-122-040-0000 (affects underlying land)

Common Address: 4438 North Linder Avenue, Unit 2, Chicago, IL 60630

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, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, in that it has not done or suffered to be done, anything whereby the said premises hereby 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 the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record; (d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for LINDER-AGATITE CODOMINIUM recorded on August 28, 2006, as document number 0622716034 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for LINDER-AGATITE CONDOMINIUM; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all 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 therein.

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: 496760

Unit 4438-2 together with its undivided percentage interest in the common elements in Linder-Agatite Condominium, as delineated and defined in the Declaration recorded as document number 0622716034, in the Northwest 1/4 of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-16-122-040 (Volume number 339) (Underlying pin)

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 therein.

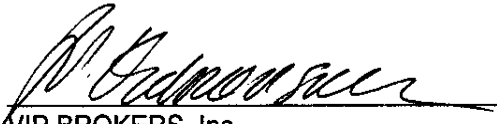
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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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.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.



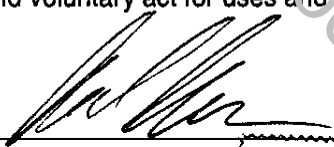
August 28, 2006.

VIP BROKERS, Inc
By: Nadiya Ozdovska, President

State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nadiya Ozdovska personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that she signed and delivered the said instrument in the capacity as President of VIP BROKERS, Inc as her free and voluntary act for uses and purpose therein set forth.

MAIL TO
↓



August 28, 2006.

Notary Public



After recording mail to:

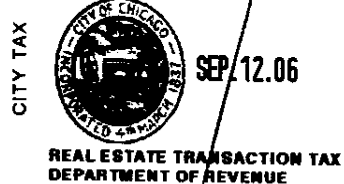
Douglas W. Fournier
2805 Butterfield Rd
Suite 150
Oak Brook, IL 60523

Mail subsequent tax bills to:

Michael Zucker
4438-N Linden Ave, Unit 2
Chicago, IL 60630

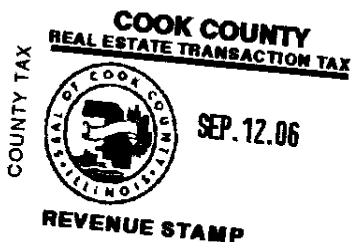
Document Prepared by:
Loza Law Offices P.C.
1701 E. Woodfield Road
Suite 541
Schaumburg, IL 60173
Tel. 847-805-0990

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
01462.50
FP 102807

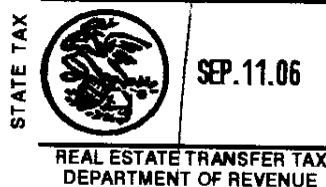
000020048



REAL ESTATE TRANSFER TAX
00097.50
FP 102810

0000036205

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
00195.00
FP 102804

000036219