

UNOFFICIAL COPY



Doc#: 0626502313 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2008 02:43 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **6301 NORTH RICHMOND, 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

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 **IOAN D. RUS**, ("Grantee"), a(n) unmarried person, whose address is 5625 N. Kimball, #3B, Chicago, IL 60657, Illinois, 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.

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.

3K9

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
8.24.06

6301 NORTH RICHMOND, LLC
an Illinois limited liability company

By: *Gheorge Pop*
GHEORGE POP
Its: Manager

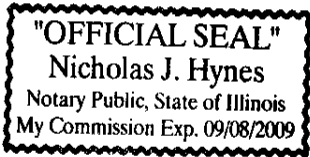
By: *Ioan Savian*
IOAN SAVIAN
Its: Manager

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 IOAN SAVIAN AND GHEORGE POP are the managers of 6301 NORTH RICHMOND, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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: 8.24.06



Nicholas J. Hynes
Notary Public

My commission expires _____

After Recording Mail to:

Send Subsequent Tax Bills to:

Ioan D. Rus
6301 N. Richmond, Unit 6305-1
Chicago, IL 60655

Ioan D. Rus
6301 N. Richmond, Unit 6305-1
Chicago, IL 60657

This Instrument Was Prepared by:
Whose Address Is:

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

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 6305-2 IN 6301 NORTH RICHMOND CONDOMINIUM AS
 DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
 PARCEL OF REAL ESTATE:

LOT 20 IN BLOCK 3 IN THOMAS J. GRADY'S 6TH GREEN BRIAR ADDITION TO
 NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE
 NORTHWEST 1/4 OF SECTION 1, 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 RECORDED AUGUST 1, 2006 AS DOCUMENT NUMBER
 0621339021, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN
 THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-01-105-020-0000

ADDRESS OF PROPERTY: 6305 N. RICHMOND, UNIT 2
 CHICAGO, ILLINOIS 60659

STATE OF ILLINOIS

STATE TAX

SEP. 18.06

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000026672

REAL ESTATE TRANSFER TAX
0023000
FP 103021

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

SEP. 18.06

REVENUE STAMP

0000026672

REAL ESTATE TRANSFER TAX
0011500
FP 103025

CITY OF CHICAGO

CITY TAX

SEP. 18.06

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000011778

REAL ESTATE TRANSFER TAX
0172500
FP 103026