

UNOFFICIAL COPY

CITY SUBURBAN TITLE
SERVICES, INC.
2007 RIVERVIEW
DES PLAINES, IL 60018
OST 0615738
SPECIAL WARRANTY



Doc#: 0627922086 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/06/2006 02:27 PM Pg: 1 of 3

DEED

THE GRANTOR, **Fazan Development, L.L.C.**, an Illinois limited liability company, with its principal place of business at 8814 Niles Center Road, Village of Skokie, State of Illinois, Cook County, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

(above for recorder's use only)

CONVEYS and WARRANTS against any person claiming by, through or under Grantor to **Wilfredo Cintron, Jr.,** and **Heather Cintron,** husband and wife, not as joint tenants and not as tenants in common, but as **TENANTS BY THE ENTIRETY** all of its right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 4540-1 IN THE 2900 NORTH KOLMAR, CHICAGO, ILLINOIS CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

Legal Description:

LOTS 21, 22, AND 23 IN BLOCK 14 IN PAULING'S BELMONT AVENUE ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED JULY 20, 2006 AND RECORDED AUGUST 4, 2006 AS DOCUMENTS NUMBER 0621610090, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-27-118-018-0000 (AFFECTS UNDERLYING LAND)

Address of Property: 4540 W. George , UNT #1, CHICAGO, ILLINOIS 60641

subject to: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois,

UNOFFICIAL COPY

including all amendments thereto; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements and/or the common property governed and operated by the 2900 Condominium Association; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantor's mortgage.

The Grantor assigns to the Grantee the exclusive right to use, as a Limited Common Element appurtenant to Unit 4540-1 described above, as designated on the plat of survey described above, subject to all terms and provisions of the Declaration.

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.

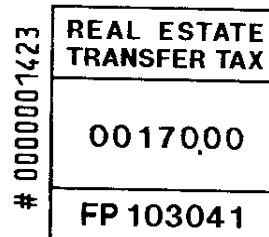
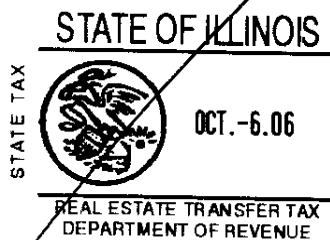
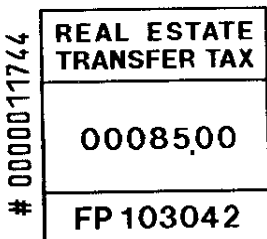
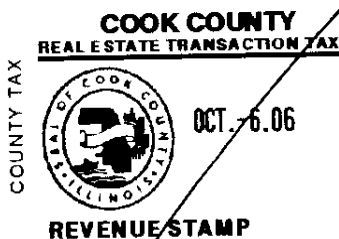
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant of unit 4540-1 has failed to exercise the statutory right of first refusal, and has thus waived said right.

DATED this 28 day of September, 2006.

FAZAD DEVELOPMENT, L.L.C.

By: [Signature]
ZIMOUR Dralyuk Manager &
Authorized Agent to Execute this
Special Warranty Deed

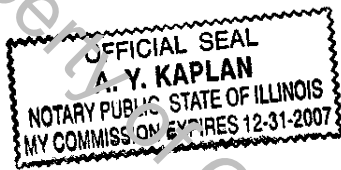


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that *Zinovy Dralyuk*, **Manager of Fazan Development, L.L.C.**, an Illinois Limited Liability Corporation, with its principal place of business at 8814 Niles Center Road, Skokie, Illinois, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared to me this day in person, and acknowledged he signed this instrument as his free and voluntary act, and as the act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of September, 2006



A. Y. Kaplan
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Alexey Y. Kaplan, Esq.
Kaplan Law Offices, P.C.
4043 Dempster Street
Skokie, Illinois 60076

MAIL TO:

PAUL J. STOWICK
STOWICK & STOWICK
ATTORNEYS AT LAW
1814 NORTH PULASKI ROAD
CHICAGO, ILLINOIS 60639
(773) 772-5100

SEND TAX BILLS TO:

Wilfredo Cinton
4540 W. George
Unit #1
Chicago, IL 60641

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
470898 **\$1,275.00**
10/06/2006 12:18 Batch 14358 26



Office