

UNOFFICIAL COPY

463807
Special Warranty Deed-Illinois
(LLC to Individual)



Doc#: 0628526184 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/12/2006 12:39 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THIS INDENTURE, made this 6th day of October, 2006 between 4836-42 W. HUTCHINSON LLC, an Illinois Limited Liability Company created under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Matthew Wright and Jennifer Wright, HUSBAND AND WIFE**, not as Joint Tenants, not as Tenants in Common but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4842 N. Hutchinson, Unit 108 Chicago, Illinois, 60641

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Illinois Corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs, assigns, FOREVER, all the following described land, situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2006 and subsequent years;

Permanent Index Number(s) (PIN): 13-16-410-017-0000.

Address(es) of Real Estate: 4842 N. Hutchinson, Unit 108 Chicago, Illinois, 60641

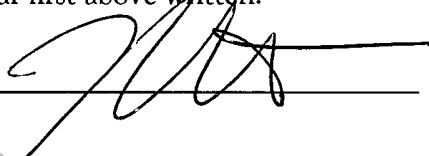
Together with all the singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or in equity, of, in and to the above described premise, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns that it has not done or suffered to be

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done, anything whereby the said premises hereby are 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 by the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member Michael O'Malley, the day and year first above written.

By: 

City of Chicago
Dept. of Revenue
471272
10/10/2006 13:36



Real Estate
Transfer Stamp
\$1,410.00
Batch 07293 48

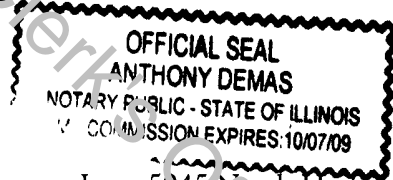
THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Michael O'Malley person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of October 2006.

Commission expires JUNE 7, 2009


Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

Kenneth B. Johnson & Assoc
191 W. Irving Park Rd
Wood Dale, IL 60191
(630) 595-0658

SEND SUBSEQUENT TAX BILLS TO:

Matthew & Jennifer Wright
4842 N. Hutchinson, Unit 108
Chicago, IL 60641

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United General Title Insurance Company

Servicing Agent:
Heritage Title Company
5849 W Lawrence Avenue.
Chicago, IL 60630

Policy Issuing Agent:
Anthony Demas
5045 N Harlem Avenue
Chicago, IL
773-631-4666

File No. H63807

Exhibit A

UNIT 108 IN THE HUTCHINSON COURTYARD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 (EXCEPT THE EAST 22 FEET THEREOF) AND ALL OF LOTS 17, 18 AND 19 (EXCEPT THE WEST 5 FEET THEREOF) IN BLOCK 1 IN HENRY SCHROEDER'S SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THOSE PARTS DEDICATED FOR STREET),

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624118059, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-16-410-017-0000 (UNDERLYING P.I.N.)

C/K/A 4842 W. HUTCHINSON STREET, UNIT 08, CHICAGO, ILLINOIS 60641-1618

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 HEREIN.

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.

REAL ESTATE
TRANSFER TAX
0018800
FP 103037

000005448

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

OCT. 10. 06



STATE TAX

STATE OF ILLINOIS

COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT. 10. 06



REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0009400
FP 103042

000071947