

UNOFFICIAL COPY



06289420210

SPECIAL WARRANTY DEED

Mail to

Tatooles, Foley & Associates
John J Tatooles
180 N Wacker Drive Suite 600
Chicago, IL 60606

Doc#: 0628942021 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/16/2006 08:11 AM Pg: 1 of 3

THIS INDENTURE, made this 2nd day of October 2006 between RCRDC GROUP, L.L.C., an Illinois limited liability company created and existing under and by 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 Peggy A Clark, party of the second part, of The City of Chicago, County of Cook, State of Illinois.

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors and the Managing Manager of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s) and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, her heirs and assigns forever.

The party of the first part, for itself, and its successors, does covenant, promise and agree, do and with the party of the second part, her heirs and assigns, 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; 156 West Superior Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said party of the first part has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Manager, ROBERT C. RANQUIST, III

Box 334

3/8

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RCRDC GROUP, L.L.C.
an Illinois limited liability company

By: [Signature]
It's Managing Manager
ROBERT C. RANQUIST, III.

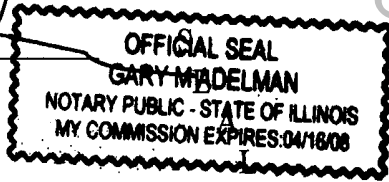
Name and Address of Taxpayer:
Peggy A Clark
156 W Superior Unit 402
Chicago, IL

STATE OF ILLINOIS)
)
 ss.)
COUNTY OF LAKE)

I, GARY M. ADELMAN a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the Managing Manager of RCRDC GROUP, L.L.C. Illinois a limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such Managing Manager he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2nd day of October, 2006.


[Signature]
Notary Public
My commission expires



This instrument was prepared by:
Gary M. Adelman
2245 W Huron St
Chicago, Illinois 60612

CITY TAX

CITY OF CHICAGO



OCT.-9.06


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000012635

REAL ESTATE TRANSFER TAX
0299250
FP 102805

STATE TAX

STATE OF ILLINOIS



OCT.-9.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


000098231

REAL ESTATE TRANSFER TAX
0039900
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



OCT.-9.06

REVENUE STAMP

000098469

REAL ESTATE TRANSFER TAX
0019950
FP 102802

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STREET ADDRESS: 156 W. SUPERIOR

UNIT 402

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-09-203-013-0000

LEGAL DESCRIPTION:

UNIT 402 AND PU-5 IN 156 W SUPERIOR CONDOMINIUMS, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 19-5/12 FEET OF LOT 16 **AND** ALL OF LOT 17 IN BLOCK 1 IN NEWBERRY'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER "0606210172" TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office