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SPECIAL WARRANTY DEED ILLINOIS



UPON RECORDING MAIL TO:

John R. Joyce
JRR LAW GROUP LLC
900 W. JACKSON BLVD., Suite 3W
Chicago, IL 60607

Doc#: 0631131047 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2006 12:51 PM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO:

Sandra Reed
4626 N. Kenmore, # 3N
Chicago, IL 60640

The Grantor, **4616 North Kenmore LLC**, an Illinois limited liability company, ("Grantor"), of 1136 West Diversey, Chicago, Illinois 60614, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Sandra Reed**, an unmarried person ("Grantee"), of 4626 N. Kenmore, #3N, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

UNIT P-24 IN THE 4616-20 NORTH KENMORE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 120 AND 121 IN WILLIAM DEERING'S SURRENDEN SUBDIVISION OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527639011 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

and covenants 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 only to: **covenants, conditions and restrictions of record and general real estate taxes for the year 2006 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.**

Grantor also hereby grants to the Grantee, their successors and assigns, all 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 described above, 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.

Permanent Real Estate Index Number: 14-17-210-019-0000

Address of real estate: 4616 North Kenmore, Unit P-24, Chicago, Illinois 60640

Dated this 6 day of November, 2006.

4616 North Kenmore LLC

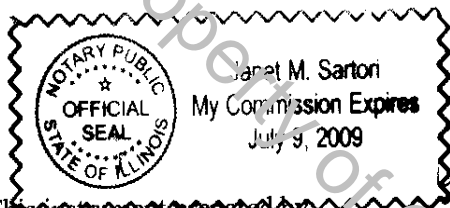
By: John O'Flaherty
John O'Flaherty, Manager

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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT John O’Flaherty, personally known to me to be the Operating Manager of 4616 North Kenmore LLC, an Illinois limited liability company, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Operating Manager, he signed and delivered the said instrument pursuant to authority given said company, as his 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 this 6 day of November, 2006.



Janet M. Sartori

Notary Public


This instrument prepared by:

John R. Joyce, Esq.
JTTR Law Group LLC
100 West Jackson Blvd., Suite 3W
Chicago, Illinois 60607

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
476770 \$210.00
11/07/2006 12:20 Batch 10259 14




STATE TAX

	STATE OF ILLINOIS	NOV.-7.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

0000002766
REAL ESTATE TRANSFER TAX
0002800
FP 103041

COUNTY TAX

	COOK COUNTY	NOV.-7.06
REAL ESTATE TRANSACTION TAX		
REVENUE STAMP		

0000013760
REAL ESTATE TRANSFER TAX
0001400
FP 103042

Cook County Clerk's Office