

UNOFFICIAL COPY



Doc#: 0633542006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2006 08:10 AM Pg: 1 of 3

SPECIAL WARRANTY DEED Statutory (Illinois)

CITY OF CHICAGO

CITY TAX

NOV. 27. 06

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000013390

REAL ESTATE TRANSFER TAX
01477.50
FP 102805

THE GRANTOR, CAPRICORN DEVELOPMENT, INC, an Illinois corporation, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to **EARNEST McCALLUM**, 6167 N. Broadway, Chicago, IL 60660 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 3565 S. King Drive Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser.

Permanent Real Estate Index Number: 17-34-400-021-0000

Address of Real Estate: 3565 S. King Drive, Unit G, Chicago, Illinois, 60653

3
8

CTZ SA3668434 E-G 10 F3 LMD

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

NOV. 27. 06

REVENUE STAMP

0000099394

REAL ESTATE TRANSFER TAX
00098.50
FP 102802

STATE TAX

STATE OF ILLINOIS

NOV. 27. 06

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000099156

REAL ESTATE TRANSFER TAX
00197.00
FP 102808

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Dated as of the 20th day of November 2006

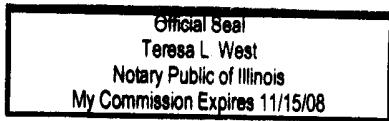
CAPRICORN DEVELOPMENT, INC.
an Illinois corporation

By: *Tomasz Petelski*
Tomasz Petelski, President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Tomasz Petelski, President of Capricorn Development, Inc., an Illinois corporation, and personally known 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20th day of November, 2006



Teresa L. West
Notary Public

This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording Mail to:
Swt Yn
70 W. Madison, 370
Chgo, IL 60602

Send Subsequent Tax Bills to:
Earnot McCallum
6167 N. Broadway
Chgo, IL 60660

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT G IN THE 3565 S. KING DRIVE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 30 FEET OF SUB LOT 4 (EXCEPT THE EAST 8 FEET TAKEN FOR ALLEY) IN BOGUE'S SUBDIVISION OF LOTS 11, 12, 13 AND 14 IN BLOCK 1 IN ELLIS WEST ADDITION TO CHICAGO, IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0631815082 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0631815082.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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 THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.