

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0634539025 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2008 09:22 AM Pg: 1 of 5

126869  
THIS INDENTURE WITNESSETH,

That the Grantor, **18<sup>th</sup> & California LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Zlatko Trifunovski ("Grantee"), whose address is 1467 N. Elston Avenue, 1<sup>st</sup> Floor, Chicago, Illinois 60622, the following described real estate, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in said 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Regent Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 16-24-407-001-0000

Commonly known as: 1801-7 S. California Avenue  
Unit 1803-4, and Garage Unit G-4, Chicago, IL 60608

EXEMPT FROM TAXATION UNDER THE PROVISION  
OF PARAGRAPH   5   SECTION   4   OF THE  
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND  
PARAGRAPH        SECTION        OF THE COOK  
COUNTY TRANSFER TAX ORDINANCE.  
12/7/08 Date                      as agent  
Buyer/Seller or Representative

BOX 441

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 7<sup>th</sup> day of December, 2006.

**18TH & CALIFORNIA LLC,**  
an Illinois limited liability company

By: Zlatko Trifunovski  
Zlatko Trifunovski, Manager

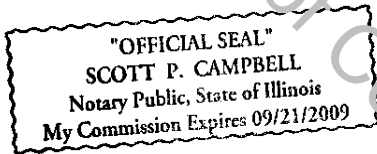
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 Zlatko Trifunovski, as Manager of 18th & California LLC, an Illinois limited liability company, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7<sup>th</sup> day of December, 2006.



[Signature]  
 Notary Public

My commission expires 9/21/06

After Recording Mail to:

Horwood Marcus + Berk Attn: Scott Campbell  
180 N. LaSalle St., # 3700  
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

Zlatko Trifunovski  
1467 N. Elston Ave, 1st Floor  
Chicago, Illinois 60622

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered  
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

PARCEL 1: UNIT NO. 1803-4 AND G-4, IN CALIFORNIA PARKVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN BLOCK 4 IN MCMAHON'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM, AS AMENDED, RECORDED AS DOCUMENT NUMBER 0527018087 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY



**EUGENE "GENE" MOORE**

**RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS**

### GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

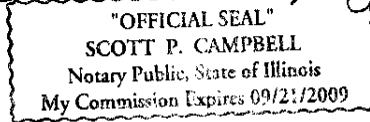
Dated December 7, 2006

Subscribed and sworn to before me by the said  
Grantor

This 7<sup>th</sup> day of December, 2006

Notary Public

GRANTOR:



The Grantee or is/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

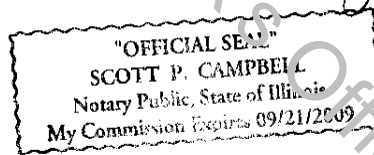
Dated December 7, 2006

Subscribed and sworn to before me by the said  
Grantee

This 7<sup>th</sup> day of December, 2006

Notary Public

GRANTEE:



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

180 NORTH LASALLE, SUITE 3700 CHICAGO, ILLINOIS 60601 PHONE (312) 606-3200 FAX (312) 606-3232