



Doc#: 0634701329 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2006 10:20 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

The grantor, **MKST Enterprise, Inc.**, an Illinois Corporation, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid,

CONVEYS and WARRANTS to: **Mihail L. Stancu** residing at 9001 W. Golf Rd. unit 10F, Des Plaines, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit: (Per the attached Exhibit "A") and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

Subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 13-11-421-023-0000

Property Address: 4914 N. Spaulding unit 3E & P 4, Chicago, Illinois 60634

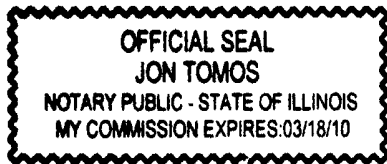
Dated this 27<sup>th</sup> day of NOV, 2006.

**MKST Enterprise, Inc.**

By Catalin Stoian  
Catalin Stoian, Its President

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Catalin Stoian**, personally known to me to be the President of the MKST Enterprise, Inc., 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 as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 27<sup>th</sup> day of November, 2006.



Jon Tomos  
Notary Public

Mail document to:

MIHAIL L. STANCU  
9001 GOLF RD #10F  
DES PLAINES, IL 60016

Mail future tax bills to:

Mihail L. Stancu  
9001 Golf Rd. unit 10 F  
Des Plaines, Illinois 60016

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave #201 Chicago, IL 60659.

STS0935225/26/08/10  
10F2


BOX 334 CTI

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX

**CITY OF CHICAGO**



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


DEC. - 8.06

# 0000011933

REAL ESTATE TRANSFER TAX
02396.25
FP 103033

COUNTY TAX

**COOK COUNTY**



REAL ESTATE TRANSACTION TAX  
REVENUE STAMP


DEC. - 8.06

# 0000033890

REAL ESTATE TRANSFER TAX
00159.75
FP 103034

STATE TAX

**STATE OF ILLINOIS**



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

DEC. - 8.06

# 0000033781

REAL ESTATE TRANSFER TAX
00319.50
FP 103032

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL 1:

UNIT NUMBER 3B IN THE SPAULDING LUXURY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 AND THE NORTH ½ OF LOT 16 IN BLOCK 1 IN COLLINS AND GAUNTLETT'S NORTHWESTERN SUBDIVISION OF THE EAST ½ OF BLOCKS 22 AND 27 IN JACKSON'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 12 AND THE SOUTHWEST ¼ OF SECTION 12 AND THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 17, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, AS DOCUMENT NUMBER 0632115000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AS LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED NOVEMBER 17, 2006 AS DOCUMENT NUMBER 0632115000.

**Real Estate Index Number: 13-11-421-023-0000**

**Property Address: 4914 N. Spaulding unit 3B & P-4, Chicago, Illinois 60634**

**GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT SET FORTH IN THE SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.**

**THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS CONTAINED IN THE SAID DECLARATION TO THE SAME EXTENT AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.**