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SPECIAL WARRANTY DEED



Doc#: 0635331006 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/19/2006 09:23 AM Pg: 1 of 5

THIS INDENTURE WITNESSETH,

That the Grantor, **837 SOUTH WESTERN, 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 an Authorized Member of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Zlatko Trifunovski ("Grantee"), whose address is 1467 N. Elston Avenue, 1st 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 the 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.

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH E SECTION 4 OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH _____ SECTION _____ OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.
12/18/06 Gene Moore as agent
Date Buyer/Seller or Representative

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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.

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, the REA and the Condominium Documents, 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 Guaranty National Title Insurance Company is willing to insure without cost to Grantee.

Permanent Index Numbers: 17-18-314-010-0000
 17-18-314-011-0000
 17-18-314-012-0000
 17-18-314-013-0000

COMMONLY KNOWN AS 837 S. WESTERN, CHICAGO, ILLINOIS 60612

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 18th day of December, 2006.

837 SOUTH WESTERN, LLC,
 an Illinois limited liability company

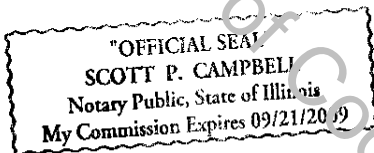
By: Zlatko Trifunovski
 Zlatko Trifunovski
 Its: Authorized Member

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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 Zlatko Trifunovski, as an authorized member of 837 South Western, LLC, an Illinois limited liability company, 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 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 18th day of December, 2006.



[Signature]
 Notary Public
 My commission expires 9/21/09

After Recording Mail to:

Scott P. Campbell
180 N. LaSalle St., Suite 3700
Chicago, Illinois 60601

Send Subsequent Tax Bills to:

Zlatko Trifunovski
1467 N. Elston, 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

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EXHIBIT A

Legal Description

UNIT NO. 307 AND P-6 IN TAYLOR VIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32 FEET 4 $\frac{3}{4}$ INCHES OF LOT 31 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18 CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10773787) IN F.W. AND J.L. CAMPBELL'S SUBDIVISION OF BLOCK 13 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 50, 51 AND 52 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18 CONVEYED TO CITY OF CHICAGO BY DOCUMENT 10265127) IN JAMES B. GAVIN AND OTHERS SUBDIVISION OF BLOCK 12 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO DECLARATION OF CONDOMINIUM RECORDED 04/25/06 AS DOCUMENT 0611518044, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNDERLYING PINS: 17-18-314-010-0000; 17-18-314-011-0000; 17-18-314-012-0000; 17-18-314-013-0000

COMMONLY KNOWN AS: 837 S. WESTERN UNIT 307 AND P-6, CHICAGO, IL 60612

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 18, 2006Subscribed and sworn to before me by the said
GrantorThis 18th day of December, 2006Notary Public **GRANTOR:**

"OFFICIAL SEAL"
SCOTT P. CAMPBELL
Notary Public, State of Illinois
My Commission Expires 09/21/2009

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 18, 2006Subscribed and sworn to before me by the said
GranteeThis 18th day of December, 2006Notary Public **GRANTEE:**

"OFFICIAL SEAL"
SCOTT P. CAMPBELL
Notary Public, State of Illinois
My Commission Expires 09/21/2009

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