

H64343

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Special Warranty Deed-Illinois
(LLC to Individual)

Doc#: 0635605226 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/22/2006 12:52 PM Pg: 1 of 3

HERITAGE TITLE COMPANY

Above Space for Recorder's Use Only

THIS INDENTURE, made this 18th day of December, 2006 between
3011N. Clifton, LLC, an Illinois Limited Liability Company, created under and by the virtue of the
laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of
the first part, and Kathleen Joyce, an unmarried woman, the following described Real Estate situated
in the County of Cook in the State of Illinois, to wit:

1124 W. Wellington, Unit 206, Chicago, Illinois 60657

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten
Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, and pursuant to the authority of the Board of Directors of said Illinois Corporation, by
these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second
part, and to their heirs, assigns, FOREVER, all the following described land, situate in the County of
Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2006 and subsequent years;

Permanent Index Number(s) (PIN): 14-29-208-036-0000.

Address(es) of Real Estate: 1124 W. Wellington, Unit 206, Chicago, Illinois 60657

Together with all the singular hereditaments and appurtenances thereunto belonging, or in
anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and
profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party
of the first part, either in law or in equity, of, in and to the above described premise, with the
hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above
described, with the appurtenances, unto the said party of the second part, their heirs and assigns
forever.

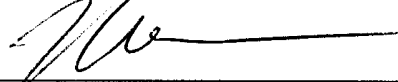
And said party of the first part, for itself and its successors, does covenant, promise and agree, to
and with said party of the second part, their heirs and assigns that it has not done or suffered to be

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done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member Michael O'Malley, the day and year first above written.

By: 
Managing Member, 3011 N. Clifton, LLC.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
483488 \$2,002.50
12/19/2006 11:50 Batch 09358 75



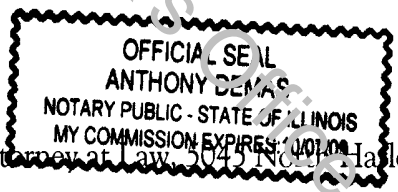
THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Michael O'Malley person(s) whose names are 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 purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18TH day of December 2006.

Commission expires OCTOBER 7, 2009.


Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 3045 North LaSalle Avenue, Chicago, Illinois 60656.

MAIL TO:

Benjamin W Wong, Esq.
2615 N. Sheffield Ave
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Kathleen Joyce
1124 W. Wellington
Unit 206
Chicago, IL 60657

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Exhibit A

Revised

H64343

UNIT 206 IN THE CLIFTON CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 75 AND 76 IN JOHN P. ATGELD'S SUBDIVISION OF BLOCK 6 AND 7 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634615075, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 14-29-208-036-0000 (UNDERLYING P.I.N.)

C/K/A 1124 W. WELLINGTON AVENUE, UNIT 206, CHICAGO, ILLINOIS 60657-4338

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

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

FP 103041
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REAL ESTATE TRANSFER TAX

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STATE TAX
 DEC. 19.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 STATE OF ILLINOIS

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 DEC. 19.06
 REVENUE STAMP
 SEAL OF COOK COUNTY
 ILLINOIS

REAL ESTATE TRANSFER TAX
0013350
FP 103042

0000016090

Property of Cook County Clerk's Office