### **UNOFFICIAL CC**

### SPECIAL WARRANTY DEED

Prepared by:

Jacqueline Shim Bryant 460 W. Barry Avenue Chicago, IL 60657

After recording, mail to:

Doc#: 0635620144 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 12/22/2006 11:30 AM Pg: 1 of 4

This INDENTURE, made as of the 5th Day of December, 2006, by and between BD CHICKENBONE, LLC, a Delaware limited liability company authorized to do business in the State of Illinois, having its principal Illinois place of business at One North Wacker Drive, suite 4125, Chicago, Illinois 60606, Grantor, an ADRIENNE FASANO, Grantee, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Marager of said limited liability company, by these presents does GRANT, BARGAIN, SELL, REMISE RELEASE, ALIEN and CONVEY unto the Grantee, ADRIENNEP FASANO, A SINGLE WOMAN,

FCKEVER, all the following

described real estate, situated in the County of Cook and State of Llinois,

SEE EXHIBIT A ATTACHED HERETO

\*P.

PIN:

Commonly known as: 3638 N. HOYNE AVENUE, #1, CHICAGO, IL 60618

14-19-129-021-0000 (undivided)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premise, with the appurtenances and the improvements thereon, unto the Grantee, its successors and assigns forever.

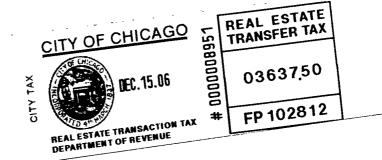
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as stated herein; and that the premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL FOREVER WARRANT AND DEFEND, subject to the items shown on Exhibit B attached hereto and made a part hereof.



# **UNOFFICIAL COPY**



COOK COUNTY REAL ESTATE TRANSACTION TAX	TRANSIL
×	FP 103028



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Grantor hereby also 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 property described therein. This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as thought the provisions of said Declaration were recited and stipulated at length herein.

There was no tenant in this unit, and therefore no option was tendered to anyone to purchase this unit ahead of the Grantee.

Subject to: Real estate taxes for 2006 and subsequent years, covenants, conditions and restrictions of record, provisions of the Declaration of Condominium, public and utility easements, building lines and restrictions of record.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, the day and year first written above.

BD CHICKENBONE, LLC, a Delaware limited liscility company

Y: 0

Catherine M. Denny, its Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Catherine M. Denny, personally known or proven to me to be the Manager of BD Chickenbone, LLC, a Delaware limited liability company, 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 Manager, she signed and delivered the said instrument, pursuant to authority, given by the Members of said limited liability company as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this \_\_\_\_\_\_ day of December, 2006.



Notary Public

My Commission Expires: Oct 18, 2010

Send Tax Bills To: ARIENNE P. FASANO

3638 N. HOYNE AVE UNIT 1

Chicago IL COGI8

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#### **EXHIBIT A**

#### LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 1 in 3638 N. Hovine Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 37 in Goode's Subdivision of the East 1/2 of Block 4, in Seller's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 40 North Range 14, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "B" to the declaration of condominium ownership recorded Dec. 05, 2006, as document no. 0633915096, as amended from time to time, together with its unrivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of G-1, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 14-19-129-021-0000 Vol. 0481

Property Address: 3638 North Hoyne, Unit 1, Chicago, Illinois 60513