

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Prepared by:

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



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

After recording, mail to:

BYRON FAZERMARCK
1900 S. Highland Ave Ste 100
Lombard IL 60148

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, and **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 Manager of said limited liability company, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, **ADRIENNE FASANO, A SINGLE WOMAN,** FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois,

FIRST AMERICAN

File # 1539489 1/3m

SEE EXHIBIT A ATTACHED HERETO

* P.

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

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Property

STATE TAX

STATE OF ILLINOIS

DEC. 15.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036776

REAL ESTATE TRANSFER TAX
00485.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 15.06

REVENUE STAMP

0000036975

REAL ESTATE TRANSFER TAX
00242.50
FP 103028

CITY TAX

CITY OF CHICAGO

DEC. 15.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008951

REAL ESTATE TRANSFER TAX
03637.50
FP 102812

County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 1 in 3638 N. Hoyne 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 undivided 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 60613

Property of Cook County Clerk's Office