



2071628 UIC: 1012-40

SPECIAL WARRANTY DEED

Doc#: 0636341035 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2006 11:01 AM Pg: 1 of 4

6

MAIL TO:

LEND GUSSIS

2536 N. LINCOLN

CHICAGO, IL 60614

SEND TAX BILLS TO:

PETER KASDIN

1301 N. DEARBORN

CHICAGO, IL 60610

M.G.R. TITLE

THIS INDENTURE, made this 15th day of Dec, 2006 between 3232 N. SEMINARY, LLC, an Illinois limited liability company, as party of the first part, and PETER KASDIN, of 1301 N. Dearborn Parkway, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns. FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the party of the first party, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

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SPECIAL WARRANTY DEED

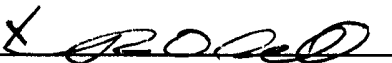
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, SUBJECT TO: real estate taxes not yet due and payable; special taxes or assessment for improvements not yet completed and other assessments or installments thereof not due and payable at the time of the Closing; applicable zoning and building laws or ordinances; the Declaration including any and all exhibits thereto and amendments thereof as permitted by the Declaration and the Act; provision of the Act; easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the Premises as a single-family residence; acts done or suffered by Buyer, or anyone claiming, by, through or under Buyer; and liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number: 14-20-422-033-0000

Address of real estate: 3232 N. SEMINARY, UNIT 2, CHICAGO, ILLINOIS.

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its sole member the day and year first above written.

3232 N. SEMINARY, LLC, an Illinois limited liability company

By: 
Its sole member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

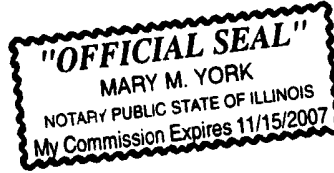
MARY M. YORK
I, *Taylor Sha'e Ritz*, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHEN O'NEILL, personally known to me to be the sole member of 3232 N. SEMINARY, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as its sole member he signed and delivered the said instrument, pursuant to authority, given by the Articles of Organization and Operating Agreement,

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SPECIAL WARRANTY DEED

and 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.

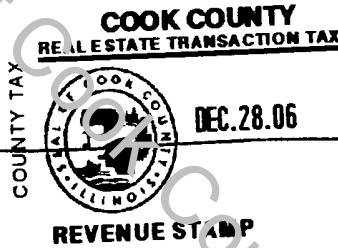
Given under my hand and official seal this 15 day of December, 2006.



[Signature]
 Notary Public

This instrument prepared by: Mary M. York, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

Property of Cook County Clerk's Office



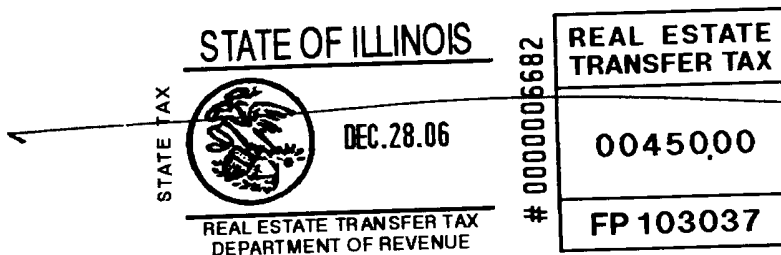
REAL ESTATE TRANSFER TAX
00225.00
FP 103042

0000016523

City of Chicago
 Dept. of Revenue

Real Estate Transfer Stamp
 \$3,375.00

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 12/28/2006 10:53 Batch 05364 31



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PARCEL 1:

UNIT 2 IN THE 3232 NORTH SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 38 IN BLOCK 7 OF BAXTER'S SUBDIVISION OF THE EAST 1/2 OF LOTS 20 TO 24 IN BLOCK 7 OF BAXTER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0628645047, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-1, AND STORAGE SPACE NUMBER S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0628645047.