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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th day of December, 2006 by 3801 N. KIMBALL, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, of the City of Chicago, County of Cook, State of Illinois, and JEANETTE D. MCCALLUM MARRIED and KEARA MCCALLUM SINGLE having an address of 6803 N. Oriole, Chicago, Illinois 60631, collectively, Grantee,



Doc#: 0700905182 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2007 11:48 AM Pg: 1 of 3

52979611
113962505

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, thier successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit "A" attached hereto:

Permanent Real Estate Index Number: 13-23-213-021 (affects underlying land)

Address of Real Estate: 3348 W. Grace, Unit 3, Chicago, Illinois 60618

301
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor also hereby grants to the Grantee, its successors and assigns, as 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.

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.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes

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LEGAL DESCRIPTION

Unit 3348-3 together with its undivided percentage interest in the common elements in Kimball and Grace Condominium, as delineated and defined in the Declaration recorded as document number 0631816085, in the East 1/2 of the Northwest 1/4 of the Northeast 1/4 and the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3348 West Grace
Condo 3
Chicago IL

Property of Cook County Clerk's Office

CITY TAX
CITY OF CHICAGO
JAN.-5.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000027054
01425.00
FP 102807

STATE TAX
STATE OF ILLINOIS
JAN. 5.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00000137920
FP 102804

COUNTY TAX
COOK COUNTY
JAN.-5.07
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000037867
00095.00
FP 102810

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not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by the **KIMBALL & GRACE CONDOMINIUM ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on November 14, 2006 as document number 0631816085 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 28th day of December, 2006

3801 N. Kimball LLC,
an Illinois limited liability company

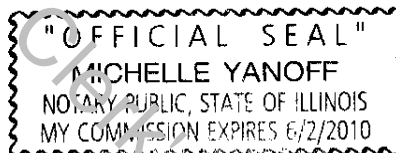
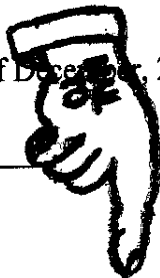
by: Valdir Barion, Managing Member

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, the undersigned, in and for said County in the State aforesaid do hereby certify that Valdir Barion, Managing Member of the 3801 N. Kimball, LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 28th day of December, 2006

Michelle Yanoff
Notary



Prepared by:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601-1305

Return to:
KEARA MCCALLUM
3348 W. GRACE UNIT 3
CHICAGO, IL 60618
Send tax bills to:
KEARA MCCALLUM
3348 W. GRACE UNIT 3
CHICAGO, IL 60618