

UNOFFICIAL COPY



JUAN RIVAS
3355 N. LAMON, Unit 2
CHICAGO, IL 60641

Doc#: 0700933145 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2007 11:40 AM Pg: 1 of 3

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 28 day of December 2006 between 4857 W. ROSCOE, L.L.C., a limited liability company 5428 W. Berteau, Chicago, IL 60641 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and JUAN RIVAS, 38 King Arthur, 13 Crt. North Lake, Illinois 60164 as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBER 3355-2 IN THE ROSCOE-LAMON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 AND THE WEST 25 FEET OF LOT 14 IN ROSENBERG'S RESUBDIVISION OF LOTS 14 AND 45 INCLUSIVE AND LOT 46 (EXCEPT THE EAST 30 FEET THEREOF) IN BLOCK 1 IN EDWARD'S SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0620110672 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: 13-21-411-001-0000

ADDRESS OF PROPERTY: 4855-4859 W. ROSCOE and 3347-3355 N. LAMON, CHICAGO, ILLINOIS, 60641

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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

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.

CTI A339.001
STSC9 3783
LNA / 043

Box 334

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STATE OF ILLINOIS
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 29.06
 # 000099751
 REAL ESTATE TRANSFER TAX
 00124.00
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 29.06
 # 000099988
 REAL ESTATE TRANSFER TAX
 00062.00
 FP 102802

REVENUE STAMP

CITY OF CHICAGO
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. 29.06
 # 000013881
 REAL ESTATE TRANSFER TAX
 00930.00
 FP 102805

