## UNOFFICIAL CO

SPECIAL WARRANTY DEED

MAIL TO: MARSHALL H Su. 100

Doc#: 0701802078 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 01/18/2007 09:23 AM Pg: 1 of 3

1750 F. GOLF RD., SCHAUMBURG, IL

NAME & ADDRESS OF TAXPAYER: JAMES KARALUS 2530 W ARGYLE, UNIT ZN CHICAGO, IL

RECORDER'S STAMP

THE GRANTOR: HOMECOMINGS FINANCIAL LLC.

created and existing under and by virtue of the laws of the State of TX \_ for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to JAMES KARALUS

all interest in the following described keal Estate situated in the County of COOK, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any, and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

Permanent Index Number(s): 13-12-410-039-1008 VOL. 0333 Property Address: 2530 W. ARGYLE STREET, UNIT 2N, CHICAGO, IL 60625

In Witness Whereof, said Grantor has caused its name to be signed to by

0701802078D Page: 2 of 3

# UNOFFICIAL, COPY

	these presents by itsPresident, and attested by its, this day of, 20			
	attested by its, this day or, zo			
/	/ ( HOMECOMINGS FINANCIAL LLC.			
	Rotton			
	Attest: By: President  Secretary Eric Rudolphy President			
	Robert Tompkins Vice President AGENT			
	Ć.	_	UTV TAV	
	STATE OF TX )ss	RE A	ITY TAX	<u> 10</u>
	I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CFRTIFY, that	AL EST		
	personally known to me to be thePresident of	ATE TR.	Y U I S	OF C
	personally known to me to be the same persons whose names are subscribed	ANSAC'	AN. 12.0	
	to the foregoing instrument, appeared before me this day in person and severally acknowledged that as suchPresident and, they	m Ö	.07	HICAGO
	signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary	×	000009	
	act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.		0	∃R H
	Given under my hand and official seal, this day of	' I	123	AL E
	Commission expires, 20	0281	7.5	STATER TV
	ROSEMARIE SALAZAR NOTARY PUBLIC	2	0	TAX
	MY COMMISSION EXPIRES  JANUARY 24, 2010			
	MUNICIPAL TRANS. ER STAMP (If Required) ILLINOIS TRANSFL? STAMP			
	.00			
		į		
	ME & ADDRESS OF PREPARER: IKO & OSIMANI, 3447 N. LINCOLN AVENUE, CHICAGO, ILLINOIS 60657			
	ſ	1		
		Ź		
A T.	OF ILLINOIS TRANSFER TAX COOK COUNTY REAL ESTATE TRANSFER TAX		]	
AII	TO ILLIIVO TO LEDANCEED TAY!	RTAX		
	JAN.12.07 B 00165.00 YEARSPER TAX	50		
چ	# ED 102027	200	1	

REVENUE STAMP

FP 103028

STATE TAX

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP 103027

0701802078D Page: 3 of 3

### **UNOFFICIAL COPY**

#### **EXHIBIT A**

### LEGAL DESCRIPTION

Legal Description: UNIT NO. 2530-2 IN ARGYLE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 8, 9 AND 10 IN GOETZ BROTHERS RESUBDIVISION OF THE SOUTH 150 FEET OF LOT 19 IN BOWMANS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 8 FEET THEREOF RESERVED FOR PRIVATE ALLEY, IN COOK COURTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 963G5847 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON FLEMENTS.

Permanent Index #'s: 13-12-410-039-1008 Vol. 0:33

Property Address: 2530 West Argyle Street, Unit 2N, Chicago, Illinois 60625