

# UNOFFICIAL COPY

## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

The GRANTOR, **MONROE PARTNERS 7, LLC**



Doc#: **0702233019** Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2007 07:38 AM Pg: 1 of 2

a 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 for and in consideration of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

**HASIBULLAH AQAI** of 6648 N. Ashland Ave., Chicago, Illinois 60626

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

Parcel 1: Unit 4 in the 1049 West Monroe Condominiums as delineated on a Survey of the following described real estate: The East 25.00 feet of the West 50.58 feet of the North 116.67 feet of Lot 2 in Assessor's Division of Block 13 in Canal Trustees' Subdivision of the West 1/2 and the West 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 4, East of the Third Principal Meridian, in Cook County, Illinois and the East 26.64 feet of the West 57.28 feet of aforesaid Lot 2 in Assessor's Subdivision of Block 13, excepting therefrom the North 116.67 feet thereof and also excepting the South 12.00 feet of said Lot 2, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 0630716081, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking space P-3, a limited common element as delineated on the Declaration aforesaid recorded as Document 0630716081.

Parcel 3: Easement for ingress and egress for the benefit of Parcels 1 and 2 as set forth in Declaration of Easement recorded February 23, 2005 as Document No. 0505439109.

SUBJECT TO: Real estate taxes for 2007 and thereafter.

Permanent Real Estate Index Number(s): 17-17-211-037-0000 (affects underlying land)

Address(es) of Real Estate: 1049 W. Monroe St., Unit 4, Chicago, Illinois 60607

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.

CA 550264 no name CT 090

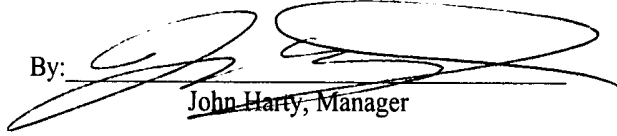
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BOX 334 CTI

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Member/Manager this 12th day of January, 2007.

MONROE PARTNERS 7, LLC

By:   
John Harty, Manager

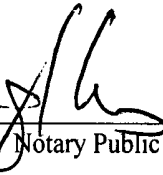
State of Illinois )  
                          )  
County of Cook    )       ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that John Harty personally known to me to be the Member/Manager of MONROE PARTNERS 7, 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 such Member/Manager he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 12th day of January, 2007.

Commission expires: 12-8-10



  
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave. Chicago, Illinois 60622

CITY OF CHICAGO



JAN. 18.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012748

REAL ESTATE TRANSFER TAX
0433875
FP 103033

STATE OF ILLINOIS



JAN. 18.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000035209

REAL ESTATE TRANSFER TAX
0057650
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP



JAN. 18.07

# 0000035376

REAL ESTATE TRANSFER TAX
0028925
FP 103034

Mail this Deed and Send subsequent tax bills to:

Hasibullah Aqai  
1049 W. Monroe St., Unit 4  
Chicago, Illinois 60607