

UNOFFICIAL COPY

Special Warranty Deed
Statutory (Illinois)
Corporation to Individual

The GRANTOR, South Kenwood, LLC



Doc#: 0703333158 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/02/2007 01:35 PM 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

Adaobi ~~N~~ Neburu of 1909 S. State St., Chicago, Illinois 60616

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

Unit G7 in the 4847 Vincennes Condominiums as delineated on a Survey of the following described real estate: Lots 13, 14 and 15 (except the North 10 feet thereof) in Block 2 in Snow and Dickinsons Subdivision of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0615039035, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

SUBJECT TO: Real estate taxes for 2006 and thereafter
Permanent Real Estate Index Number(s): 20-10-209-014-0000 (affects underlying land)

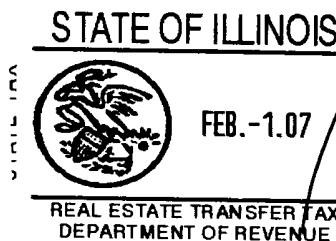
Address(es) of Real Estate: 4847 S. Vincennes, Unit G7, Chicago, Illinois 60615

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.

At the time of conversion there were no tenants residing on the premises.

BOX 334 CTI



0000035684

REAL ESTATE TRANSFER TAX
00144.50
FP 103032

296
C. J.

SA 3477173
M. Kench

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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 31st day of January, 2007.

South Kenwood, LLC, an Illinois
limited liability company

By: *Marian Avram*
Marian Avram, Member/Manager

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marian Avram, personally known to me to be the Member/Manager of South Kenwood, 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 their 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.

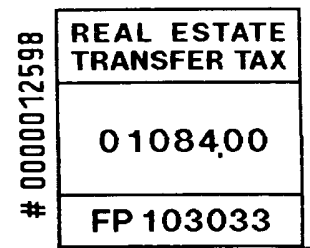
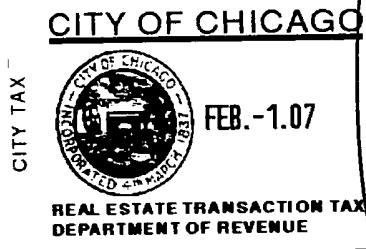
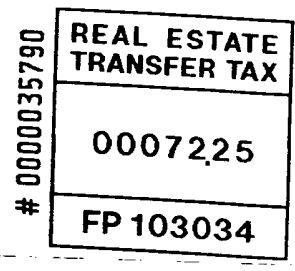
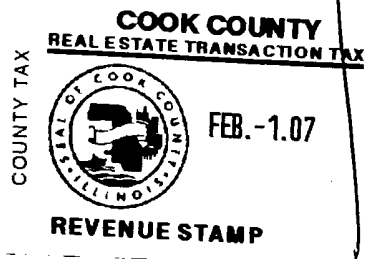
Given under my hand and seal, this 31st day of January, 2007.

Commission expires: 12-8-10



Paul J. Kulas
Notary Public

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



Mail to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, Illinois 60622

Send subsequent tax bills to:

Adaobi J. Nebuwa
1909 S. State St.
Chicago, Illinois 60616