

# UNOFFICIAL COPY

H64444

Special Warranty Deed-Illinois  
(Limited Liability Company to  
Individual)



Doc#: 0703702026 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/06/2007 07:59 AM Pg: 1 of 3

HERITAGE TRUST COMPANY

Above Space for Recorder's Use Only

**THIS INSTRUMENT**, made this 31<sup>st</sup> day of **January**, 2007 between **H.L. Development Group, L.L.C.**, an Illinois Limited Liability Company created under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Maria L. Degadillo**, an unmarried woman, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

## AS PER ATTACHED LEGAL DESCRIPTION

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Managing Members of said Illinois Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs, assigns, **FOREVER**, all the following described land, situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

**SUBJECT TO:** General taxes for 2006 and subsequent years;

Permanent Index Number(s) (PIN): 13-36-109-034-0000 & 13-36-109-035-0000.

Address(es) of Real Estate: 2837 W. Lyndale, Unit 2A Chicago, Illinois 60647.

Together with all the singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or in equity, of, in and to the above described premise, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns that it has not done or suffered to be

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done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (j) covenants, conditions restrictions permits, easements and agreements of record.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, Humberto Lagunas, the day and year first above written.

By: X *Humberto Lagunas*  
H. L. Development Group LLC by its Managing Member

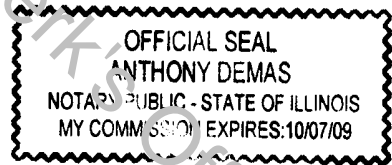
THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Humberto Lagunas person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3/5 day of January 2007.

Commission expires October 7, 2009.

*Anthony Demas*  
Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

MARIA L. DELLAOILLO

SAME ADDRESS

2229 N. LAKROSSE

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CHICAGO, IL 60639

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Exhibit A

H64444

UNIT 2A IN THE 2835-37 W. LYNDALE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27 AND 28 IN BLOCK 2 IN JOHN JOHNSTON JUNIOR'S SUBDIVISION OF 10 ACRES IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701209059, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO, THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE ABOVE-NOTED DECLARATION OF CONDOMINIUM

P.I.N. 13-36-109-034-0000 (UNDERLYING P.I.N.)  
13-36-109-035-0000 (UNDERLYING P.I.N.)

C/K/A 2837 W. LYNDALE, UNIT 2A, CHICAGO, ILLINOIS 60647

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

City of Chicago  
Dept. of Revenue  
490506  
02/01/2007 13:10  
Batch 07238 54  
Real Estate  
Transfer Stamp  
\$2,062.50

