



Doc#: 0705142065 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/20/2007 09:24 AM Pg: 1 of 3

MAIL TO:

Tracy and Patrick McLaughlin  
942 N. Wood ST #3  
Chicago, IL 60622

(The Above Space For Recorder's Use)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 31 day of Jan, 2007 between 942 N. Wood, LLC, an limited liability company, 2209 W. North, Chicago, IL 60647 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 Patrick McLaughlin and Tracy McLaughlin, 843 W. Roscoe, #3, Chicago, Illinois 60657, as Tenants by the Entirety, as Grantee(s).

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:

SEE EXHIBIT A ATTACHED HERETO

PIN: 17-06-424-033-0000

ADDRESS OF PROPERTY: 942 N. Wood, Chicago, IL 60622

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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with

ST 5093586 Munder CMC 193 no abs

Box 334

378

# UNOFFICIAL COPY

Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
- 11 acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

942 N. Wood, LLC

By: *Phillip Koerner*  
Phillip Koerner, 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 Phillip Koerner, Manager of 942 N. Wood, LLC, an Illinois limited liability company, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

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

*David Chaiken*  
NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 3 AND P-3 IN THE 942 N. WOOD CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 IN RESUBDIVISION (BY ROBERT BOAKE) OF BLOCK 5 OF COCHRAN AND OTHERS SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 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 0703315041; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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