

# UNOFFICIAL COPY

## Special Warranty Deed

THE GRANTOR, Rosewell Development, LLC, an Illinois limited liability company, for Ten and 00/00 Dollars (\$10.00), and other valuable consideration in hand paid, Conveys and Warrants to Arturo Padilla and Amber Anderson Padilla, of 4606 N. Leavitt St., #1, Chicago, IL, the following described Real Estate situated in Cook County, Illinois; to wit:



Doc#: 0705401030 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2007 11:18 AM Pg: 1 of 3

836 / 1813J / 27009174  
1012

Unit #6256-B in Rosewell Condominium as delineated on the survey of the following described real estate: Lots 1 and 2 in Block 2 in T. J. Grady's Green Briar Addition to the North Edgewater, being a subdivision of the East 20 acres of the east 1/2 of the west 1/2 of the Northeast fractional 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded August 25, 2006 as document no. 0623739045, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 13-01-211-035-0000 (affects this and other property)

Address of Real Estate: 6256-B North Rockwell, Chicago, IL 60659

Grantor also hereby grants to Grantees, their 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 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 are recited and stipulated at length herein.

Subject to: (a) current general real estate taxes for 2006 and subsequent years and special taxes or assessments; (b) the Condominium Property Act of the State of Illinois; (c) the Declaration of Condominium aforesaid; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the Property, if any; (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (g) covenants, conditions, agreements, building lines and restrictions of record; (h) easements hereafter recorded including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor; and (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property.

WAX 333-611

3K9

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Property of Cook County Clerk's Office

COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
**COOK COUNTY**  
 REVENUE STAMP  
 FEB. 21.07  
 # 0000036285  
 REAL ESTATE TRANSFER TAX  
 00092.50  
 FP 103034

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 FEB. 21.07  
 # 0000036180  
 REAL ESTATE TRANSFER TAX  
 00185.00  
 FP 103032

CITY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
**CITY OF CHICAGO**  
 FEB. 21.07  
 # 0000012811  
 REAL ESTATE TRANSFER TAX  
 01388.00  
 FP 103033

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The former tenant of Unit 6256-B has waived or failed to exercise the right of first refusal or the tenant of the unit had no right of first refusal.

TO HAVE and to hold said property in fee simple absolute, forever.

Dated this 15 day of February, 2007

Rosewell Development, LLC

By: [Signature]  
Stuart Packer, Manager

State of Illinois )  
County of Cook ) SS

The undersigned, a Notary Public for the County and State aforesaid, DOES HEREBY CERTIFY that **Stuart Packer, Manager, Rosewell Development, LLC**, an Illinois limited liability company, known to or identified by me appeared before me and acknowledged that he signed this instrument as his free and voluntary act, and as the act of Rosewell Development, LLC, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15<sup>th</sup> day of February, 2007.

[Signature]  
Notary Public  
Official Seal  
Stephen B Engelman  
Notary Public State of Illinois  
My Commission Expires 08/25/08

This instrument was prepared by: **Engelman & Smith, 1603 Orrington Avenue, Evanston, IL 60201**

Mail to:  
Bonnie Alexander  
111 N. Canal #394  
Chicago, IL 60606

Send Subsequent Tax Bills to:  
Arturo and Amber Padilla  
6256 B N. Rockwell  
Chicago, IL 60659