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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, II the following described Real Estate situated in Cook County, Illinois; to wir:



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

Unit #6256-B in Posewell 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 ½ of the west ½ 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)

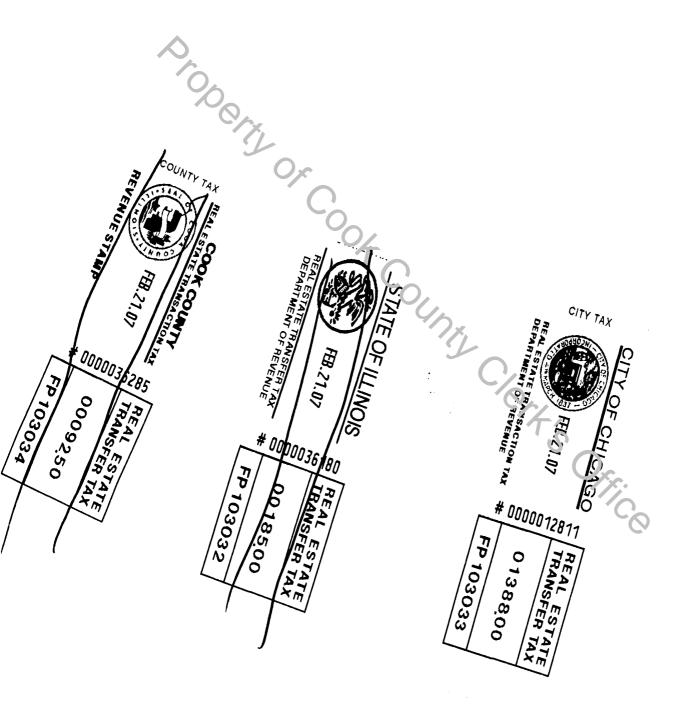
Address of Real Estate: 6256-B North Rockwell, Chicago, IL 60659

Grantor also hereby grants to Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and casements 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 (l) 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.

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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 $\sqrt{5}$ day of February, 2007

Rosewell Development, LLC

:_____Stuart Pack**é**r, 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

day of 1512114, 2007

North Public State of History

Statement States of History

Statement Stat

This instrument was prepared by: Engelman & Smith, 1603 Orrington: Avenue, Evanston, II. 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