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GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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Doc#: 0705401037 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/23/2007 11:26 AM Pg: 1 of 3

THIS AGREEMENT, made this 6th day of Feb,
2007, between NEW HORIZONS DEVELOPMENT GROUP III, LLC

a corporation 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, party of the first part, and
JENNIFER BRADLEY
4732 N. RACINE #1E, CHICAGO, IL 60640

(Name and Address of Grantee)

party of the second part, WITNESSETH that the party of the first part, for
and in consideration of the sum of TEN AND 00/100 (\$10.00)
Dollars and other good & valuable consideration in hand paid
by the party of the second part, the receipt whereof is hereby acknowledged,
and pursuant to authority of the Board of Directors
of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to her heirs
and assigns, FOREVER, all the following described real estate, situated in
the County of Cook and State of Illinois known and described
as follows, to wit:

Above Space for Recorder's Use Only

** SEE LEGAL ATTACHED TO AND MADE PART OF **

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, of the party of the first part, either in law or 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 party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 14-08-415-018 affects underlying land

Address(es) of real estate: 4807 N. WINTHROP #6, CHICAGO, IL 60640

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

NEW HORIZONS DEVELOPMENT GROUP III, LLC

(Name of Corporation)

By X [Signature]

President

Attest: _____

Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

(Name and Address)

BOX 333-CT1

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MAIL TO: Jennifer Bradley
 (Name)
4807 N. Winthrop #6
 (Address)
Chicago, IL 60640
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Jennifer Bradley
 (Name)
4807 N. Winthrop #6
 (Address)
Chicago, IL 60640
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

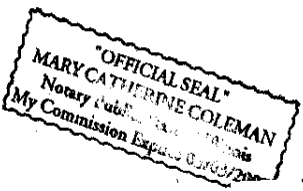
STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, M. Coleman a Notary Public

in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TODD GREEN
 personally known to me to be the _____ President of NEW HORIZONS DEVELOPMENT GROUP III, LLC
 an Illinois corporation, and _____, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such _____ President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of Directors of said corporation as their free and voluntary
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of Feb 2007

[Signature]
 Notary Public
 Commission expires _____



COUNTY TAX
 REVENUE STAMP
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 FEB. 21. 07
 # 0000038282
 REAL ESTATE TRANSFER TAX
 0013250
 FP 103034

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 FEB. 21. 07
 # 000036177
 REAL ESTATE TRANSFER TAX
 0026500
 FP 103032

CITY TAX
 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 FEB. 21. 07
 # 0000012808
 REAL ESTATE TRANSFER TAX
 0198750
 FP 103033

Box _____
 SPECIAL WARRANTY DEED
 Corporation to Individual

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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LEGAL DESCRIPTION:

UNIT NUMBER 4807-6 IN THE FLEUR-DE-LIS CONDOMINIUMS, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN SHAETTLE'S RESUBDIVISION OF LOTS 14 AND 15 IN SNOW AND
DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE FRACTIONAL
1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
CONDOMINIUM RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER
0629118034, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN# 14-08-415-018 affects underlying land as well

COMMONLY KNOWN AS: 4807 N. WINTHROP #6, CHICAGO, IL 60640

THE TENANT OF UNIT 4807-6 HAS WAIVED OR HAS FAILED TO EXERCISE
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.

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."