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Doc#: 0705735059 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/26/2007 09:15 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **2520 WEST FOSTER, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real

THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **DANIEL N. JACOB**, ("Grantee/s"), a(n) single person, whose address is 2520 W. Foster St Chicago, Illinois, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

P.N.T.N.

The tenant has waived or 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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

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EXHIBIT "A"


LEGAL DESCRIPTION


UNIT NO. 105 IN 2520 WEST FOSTER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 86 AND THE EAST 15 FEET OF LOT 87 IN OLIVER SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 23, 2007 AS DOCUMENT NO. 0702315097, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-12-232-031

ADDRESS OF REAL ESTATE: 2520 W. Foster, Unit 105
Chicago, Illinois 60625

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	 FEB.22.07	00273.00
	# 0000030055	FP 103021
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX
COUNTY TAX	 FEB.22.07	00136.50
	# 0000030055	FP 103025
REVENUE STAMP		

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	 FEB.22.07	02047.50
	# 0000013262	FP 103026
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
2.16.07.

2520 WEST FOSTER, LLC
an Illinois limited liability company

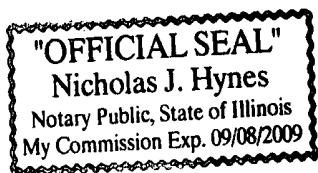
By: *George Pop*
GHEORGE POP

Its: 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 Gheorge Pop is the Manager of 2520 WEST FOSTER, LLC, an Illinois limited liability company, and 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: 2.16.07.



Nicholas J. Hynes
Notary Public

My commission expires _____

After Recording Mail to:

Daniel Jacob
2520 W. Foster #5
Chicago IL 60656

Send Subsequent Tax Bills to:

Daniel Jacob
2520 W. Foster #5
Chicago IL 60656

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630