



Doc#: 0706142051 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2007 09:46 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

The grantor, **Mosa & Son Builders, Inc.**

an Illinois Corporation, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS

to: **Pedrag Markovic**, single man, residing at 1022 W Catalpa Ave #308, Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit: (Per the attached Exhibit "A") and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

Subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 14-17-203-012-0000
Property Address: 1024 W. Leland Ave, unit 1024-2W, Chicago, Illinois 60640
Dated this 16th day of February, 2007.

Mosa & Son Builders, Inc

By [Signature]
Sunil Mosa, As President

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sunil Mosa, personally known to me to be the President of Mosa & Son Builders, Inc., 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 as such President, he signed and delivered the said instrument as his 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 16th day of February, 2007.

[Signature]
Notary Public



Mail document to:

~~RAMSEN ISAAC~~
RAMSEN ISAAC
4433 W. TOWNE AVE

Mail future tax bills to:

Pedrag Markovic
1014-36 W Leland Ave #1024-2W
Chicago, IL 60640

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave. #201, Chicago, Illinois

5 to 600
LINCOLNWOOD, IL 60712

1287102E-112E305LS
13 STB242271-27014821

10-33-03

[Handwritten mark]

UNOFFICIAL COPY

Legal Description

UNIT 1024-2W IN THE LELAND-KENMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 89 IN WILLIAM DEERING SURRENDEN SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634615004 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

P.I.N.:14-17-203-012-0000

Property Address:1014-36 W. Leland /4701 N. Kenmore unit 1024-2W, Chicago, IL 60640

GRANTOR HEREBY ALSO 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 RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THE 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

THE TENANT, IF ANY, OF UNIT 1024-2W HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.

CITY OF CHICAGO



MAR.-1.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

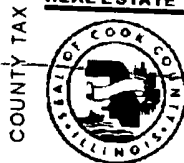
0000012905

REAL ESTATE
TRANSFER TAX

02010.00

FP 103033

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-1.07

REVENUE STAMP
STATE OF ILLINOIS



MAR -1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036464

REAL ESTATE
TRANSFER TAX

00134.00

FP 103034

REAL ESTATE
TRANSFER TAX

00268.00

FP 103032