



Prepared by:
ERIKA L. KRUSE
ACOSTA, KRUSE & ZEMENIDES, LLC
6336 NORTH CICERO AVENUE, SUITE 202
CHICAGO, ILLINOIS 60646

Doc#: 0706542006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2007 08:11 AM Pg: 1 of 3

Mail to:

Send Subsequent Tax Bills to:
Christopher Popa
2451 South Western Avenue, Unit 1S
Chicago, Illinois 60608

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individuals)

THE GRANTORS:

25TH & WESTERN RESIDENTIAL LLC, an Illinois limited liability company 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, for and in consideration of Ten and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

CHRISTOPHER POPA, a(n) unmarried man, of the City of Chicago, County of Cook, State of Illinois

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNITS 2451-1S AND P-5 IN THE VILLA 24 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 28, 29, 30 AND 31 (EXCEPT THAT PART TAKEN FOR WIDENING OF WESTERN AVENUE) IN P.M. THOMPSON'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6 IN LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 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 AS DOCUMENT NUMBER 0636309030 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2006 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS

Bux 334

3/8

537 LANCER 2 N/A

SA 3916072

10/2

UNOFFICIAL COPY

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.

Permanent Real Estate Index Number(s): 17-30-119-005-0000, 17-30-119-006-0000, 17-30-119-007-0000, and 17-30-119-008-0000

Address(es) of Real Estate: 2451 South Western Avenue, Unit 1S, Chicago, Illinois 60608

Dated this 23rd day of February, 2007.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Managing Member this 23rd day of February, 2007.


25TH & WESTERN RESIDENTIAL, LLC, an Illinois limited liability company

Fred Gonzalez
By: Fred Gonzalez
Its: Managing Member

(CONTINUED)

STATE TAX

STATE OF ILLINOIS



FEB. 27. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000100768

REAL ESTATE TRANSFER TAX
00240.00
FP 102808

CITY TAX

CITY OF CHICAGO



FEB. 27. 07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014739

REAL ESTATE TRANSFER TAX
07800.00
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 27. 07

REVENUE STAMP

0000101003

REAL ESTATE TRANSFER TAX
00120.00
FP 102802

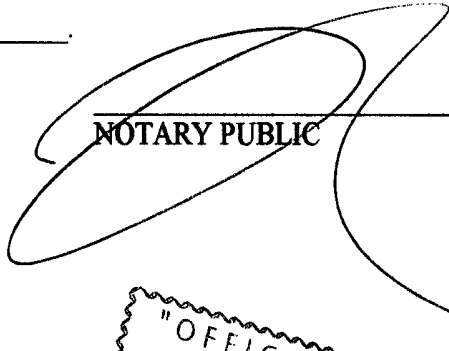
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State of Illinois)
)ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRED GONZALEZ, Managing Member of 25TH & WESTERN RESIDENTIAL, LLC, an Illinois limited liability company, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Managing Member, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of February, 2007.

Commission expires 4-12-10



NOTARY PUBLIC

"OFFICIAL SEAL"
JESSICA THOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/12/2010

Property of Cook County Clerk's Office