

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **7000 SOUTH CHAPPEL, 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

Doc#: 0706526024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2007 09:29 AM Pg: 1 of 3

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 **FLORENTA RADUCAN**, ("Grantee/s"), a single person, whose address is 3512 N. NOTTINGHAM AVE. 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.

396
C.F.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
2.22.07

7000 SOUTH CHAPPEL, LLC
an Illinois limited liability company

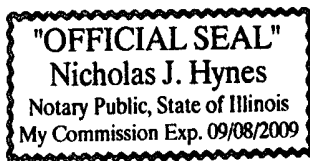
By: 
MICHAEL IORGA

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 MICHAEL IORGA is the Manager of 7000 SOUTH CHAPPEL, 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: 2.22.07




Notary Public

My commission expires _____

After Recording Mail to:

3512 N. NOTTINGHAM AVE.
CHICAGO, IL 60634

Send Subsequent Tax Bills to:

3512 N. NOTTINGHAM AVE.
CHICAGO, IL 60634

This Instrument Was Prepared by:
Whose Address Is:

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

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 7008-1S IN 7000-08 SOUTH CHAPPEL CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOTS 23 AND 24 IN BLOCK 1 IN COMMISSIONER'S PARTITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 2, 2007 AS DOCUMENT NO. 0703315094, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 20-24-421-010, 20-24-421-011

ADDRESS OF REAL ESTATE: 7008 S. Chappel Unit 1S
Chicago, Illinois 60649

STATE TAX

STATE OF ILLINOIS



MAR.-1.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030177

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 00192.00 |
| FP 103021 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-1.07


REVENUE STAMP

0000030177

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 00096.00 |
| FP 103025 |

CITY TAX

CITY OF CHICAGO



MAR.-1.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013332

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 01440.00 |
| FP 103026 |