

UNOFFICIAL COPY



Special Warranty Deed
Statutory (Illinois)
Corporation to Individual

Doc#: 0707435004 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2007 07:24 AM Pg: 1 of 2

The GRANTOR, 3561-63 W. Lyndale, LLC

a 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 & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

Clennie Jones of 2247 W. Monroe St., Chicago, Illinois 60612

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

Parcel 1: Unit 4852-1B in the 4852 Prairie Condominiums as delineated on a Survey of the following described real estate: Lots 11, 12, 13 and 14 in Block 3 in Eleanor's Subdivision of the South 12 acres of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14, (except the East 300 feet) and except the South 100 feet of the West 200 feet (except the streets) of the Southwest corner of the Northeast 1/4 of the Northwest 1/4, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0536419114, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Perpetual Easement Agreement dated December 29, 2005 (in favor of 3561-63 W. Lyndale, LLC, an Illinois limited liability company, its heirs, successors and assigns) and for the benefit of Parcels 1 and 2, for the purpose of ingress and egress and to Park Automobile Vehicles (over a portion of the burdened property) recorded December 30, 2005 as Document No. 0536419113; as shown on the Plat of Survey and set forth in the Certificate on the Plat of Survey of 4852 Prairie Condominium, aforesaid, as follows: the West 64.0 feet of the North 14.25 feet of the South 36.58 feet, together with the West 18.0 feet of the South 9.33 feet of the North 23.58 feet of the South 36.58 feet of Lots 11, 12, 13 and 14 taken as a single tract of land in Block 3 in Eleanor's Subdivision of the South 12 acres of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 38 North, Range 14 (except the East 300 feet) and except the South 100 feet of the West 200 feet (except the Streets) of the Southwest corner of the Northeast 1/4 of the Northwest 1/4, East of the Third Principal Meridian, in Cook County, Illinois.

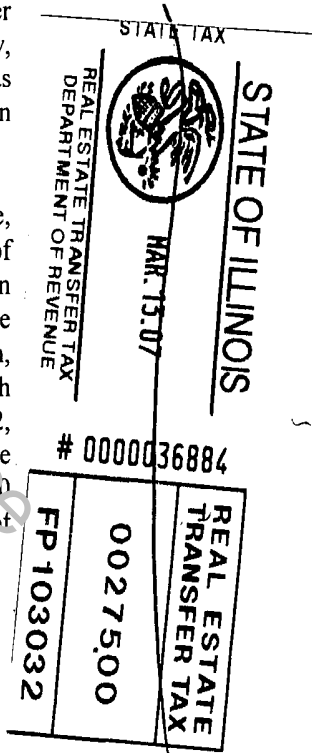
SUBJECT TO: Real estate taxes for 2006 and thereafter.

Permanent Real Estate Index Number(s): 20-10-109-037-1002

Address(es) of Real Estate: 4852 S. Prairie Ave., Unit 1B, Chicago, Illinois 60615

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.

2h



BOX 334 CT

UNOFFICIAL COPY

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.

At the time of conversion there were no tenants residing on the premises.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Member/Manager this 12th day of March, 2007.

3561-63 W. Lyndale, LLC, an Illinois
limited liability company

By: *Marcela Avram*
Marcela Avram, Member/Manager

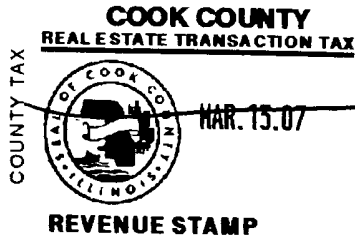
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Marcela Avram, personally known to me to be the Member/Manager of 3561-63 W. Lyndale, 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 severally acknowledged that as such Member/Manager she signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as their free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

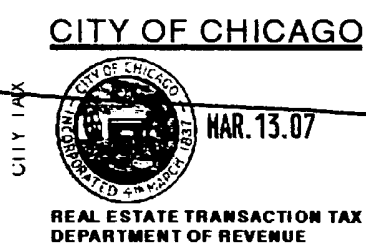
Given under my hand and seal, this 12th day of March, 2007.

Commission expires: 12-8-10  Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2529 W. Chicago Ave., Chicago, Illinois 60622



# 0000036990	REAL ESTATE TRANSFER TAX
	00137.50
	FP 103034



# 0000013030	REAL ESTATE TRANSFER TAX
	02062.50
	FP 103033

Mail to:

Nicholas J. Sullo, Esq.
17W695 Butterfield Rd., Suite D
Oakbrook Terrace, Illinois 60181

Send subsequent tax bills to:

Clennie Jones
4852 S. Prairie Ave., Unit 1B
Chicago, Illinois 60615