



Doc#: 0709642065 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/06/2007 01:17 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **3414 N. Racine 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 described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Adam Warrington and Nicole Erickson ("Grantee") as joint tenants with rights of survivorship, whose address is 24670 W. Hawthorne Dr., Round Lake, Illinois 60073, the following described real estate, to-wit:

UNIT NO. 3424-1 AND P-1 IN RACINE FLATS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 AND LOT 2 (EXCEPT THE WEST 3 FEET) IN BLOCK 8 IN OLIVER'S SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR RACINE FLATS CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709415146 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-20-315-019-0000

COMMONLY KNOWN AS 3414 N. RACINE, CHICAGO, ILLINOIS

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments

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restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

The tenant of the unit had no right of first refusal.

Permanent Real Estate Index Number: 14-20-315-019-0000
Commonly known as: 3414 N. Racine,
Unit 3424-1 & P-1,
Chicago, IL 60657

(Signature on the Following Page)

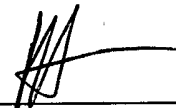
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 4th day of April, 2007.

3414 N. RACINE LLC,
an Illinois limited liability company


By: **KMZ MANAGER LLC**, an Illinois
limited liability company, its
Manager

By: 
Kenneth Motew, Manager


Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX

APR. -5.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00400.00
0001007282 FP 103024

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

APR. -5.07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00200.00
000005314 FP 103022

CITY OF CHICAGO
CITY TAX

APR. -5.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

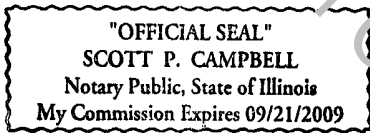
REAL ESTATE TRANSFER TAX
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth Motew, as Manager of KMZ Manager LLC, an Illinois limited liability company, the Manager of 3414 N. Racine LLC, an Illinois limited liability company, 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 4th day of April, 2007.



[Signature]
 Notary Public

My commission expires 9/21/09

After Recording Mail to:

Brooke Matteucci
Matteucci Law Offices
2723 W. Argyle St., Chicago IL
60625

Send Subsequent Tax Bills to:

Adam Warrington + Nicole Erickson
3414 n. Racine
Chicago, IL 60657

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601