



Doc#: 0710342047 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 10:09 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Mail to: Michael Wood
1 North LaSalle
Suite 1700
Chicago, Illinois 60602

1/3 THE GRANTOR, UA Group, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Kevin & Joy Wade, husband and wife, as Tenants by the Entirety

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:
(See Attached)

Property Address: ^{Chicago} 1933-35 North Sawyer, Unit 1S, Illinois, subject to: general real estate taxes for the year 2006 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, its 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, 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.

Dated: April 9, 2007.

UA Group, LLC, by Roman Popovych, Managing Member

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that UA Group, LLC, by Roman Popovych, Managing Member, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9 day of April, 2007.

Notary Public

My commission expires: 05.06.08

Permanent Index Number: 13-35-405-015-0000
Grantees Address: 1933-35 North Sawyer, Unit 1S, Chicago, Illinois

Mail subsequent tax bills to: Kevin & Joy Wade, 1933-35 North Sawyer, Unit 1S, Chicago, Illinois
Prepared by: Kaufman & Associates - 566 West Lake Street, Suite 410, Chicago, Illinois 60661

RECEIVED IN BAD CONDITION

Handwritten notes: 1/3, WMD, wsl/harm, ST 5085734

Watermark: Property of Cook County Clerk's Office

UNOFFICIAL COPY

STREET ADDRESS: 1935 NORTH SAWYER

UNIT 1S

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-35-405-015-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 1S IN THE 1933-35 N. SAWYER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 AND LOT 20 (EXCEPT THE SOUTH 4.50 FEET IN BLOCK 1 IN WINKELMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:


THE EXCLUSIVE RIGHT TO THE USE OF RA LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0701109000.

Property of Cook County Clerk's Office


CITY OF CHICAGO
 CITY TAX

 APR. 11.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 # 0000175337

REAL ESTATE TRANSFER TAX
0318000
FP 102805

STATE OF ILLINOIS
 STATE TAX

 APR. 11.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000101502

REAL ESTATE TRANSFER TAX
0042400
FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 APR. 11.07
 REVENUE STAMP
 # 0000101737

REAL ESTATE TRANSFER TAX
0021200
FP 102802