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Doc#: 0711516047 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2007 08:37 AM Pg: 1 of 4

**SPECIAL WARRANTY
DEED**

**After Recording, Mail
to:**

Carol Taxman
Law Offices of Carol
Taxman, Ltd.
9636 Lawler Ave.
Skokie, IL 60077

①

This space is for RECORDER'S USE ONLY

EST 0717573

THIS DEED AND CONVEYANCE is made as of April 13, 2007 between **3264 N. Clark, LLC**, an Illinois limited liability company ("Grantor"), having an address of 1205 N. Dearborn St., Chicago, IL 60610 and **Kristyn Kaplan and Bradley Kaplan, husband and wife, as joint tenants with the right of survivorship with respect to an undivided 50% ownership interest; and Jonathan Perlman with respect to a 50% ownership interest, as tenants in common, with respect to the ownership of the following described real estate (collectively as "Grantees" hereunder)** and having an address of 30 E. Huron St., Chicago, IL 60610.

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⑩

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantees, and to their respective heirs and personal representatives, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois described as follows, to-wit:

See attached legal:

Parcel 1: UNIT #3266-1-H IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 14, 15, 16, 17, 18 AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2006 AS DOCUMENT NUMBER 0622912000 IN COOK COUNTY, ILLINOIS.

Parcel 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-14, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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**PINS: #14-20-426-001; #002; and #021 (UNDERLYING)
Commonly known as: #1-H at 3266 N. Clark St., Chicago, Illinois 60657**

Grantor also grants to Grantees, their respective heirs and personal representatives, 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended 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.

This Deed is subject to: (1) general real estate taxes for 2007 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

There is no Tenant occupying this Unit; accordingly, there is no right of first refusal. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed as of this date and year first above-written.

3264 N. Clark, LLC, an Illinois
Limited Liability Company

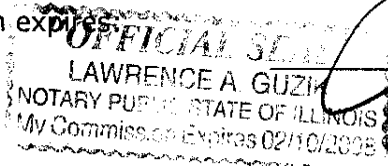
By: *Shawn Clark*
Title: Manager

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 Shawn Clark, 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, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 3264 N. Clark, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of April, 2007.

My Commission expires



Lawrence A. Guzik

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Notary Public

This document prepared by:

Lawrence A. Guzik, Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010

Mail subsequent tax bills to:

Jon Perlman
30 E Huron #1002
Chi IL 60664

Property of Cook County Clerk's Office

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
503438 \$1,717.50
04/20/2007 11:28 Batch 00340 13



COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
APR. 20. 07
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
00114.50
FP 103042
0000022722

STATE OF ILLINOIS
STATE TAX
APR. 20. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
00229.00
FP 103037
0000010416

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Legal Description

of premises commonly known as 3266 N. Clark, Unit 1-H & P-14, Chicago, IL 60657

PARCEL 1: UNIT 3266-1-H, IN THE RESIDENCE AT CLARK AND SCHOOL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 14, 15, 16, 17, 18 AND 19 IN THE RESUBDIVISION OF BLOCK 2 IN HAMBLETON WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 2006, AS DOCUMENT 0622912000 , AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 14 , AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 14-20-426-001

14-20-426-002

14-20-426-021

Cook County Clerk's Office