

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 13th day of April, 2007, between Christos Athanasopoulos, c/o 180 West Washington, Suite 1210, Chicago, Illinois 60602, party of the first part, and, Van Buren Condos LLC, an Illinois limited liability company, 3756 Monarch Circle, Naperville, Illinois, 60564, party of the second part, Witnesseth, that, party of the first part, for and in consideration of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by the party of the second part, the receipt whereof is hereby acknowledged, by the party of the second part, presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

Legal Description: LOT 94 AND THE EAST 1/3 OF LOT 95 IN SCOTT'S ADD. TO CHICAGO, A SUB. OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No.: 16-14-221-011-0000

Commonly described as: 3338 West Van Buren, Chicago, Illinois

Subject to: any conditions affecting title to the subject property, including, without limitation: covenants, conditions, restrictions and matters of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years; rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any; and rights of way for railroad switch and spur tracks, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any matter encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.

This is not homestead property.



07116401130

Doc#: 0711640113 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2007 11:55 AM Pg: 1 of 3

3K9

UNOFFICIAL COPY

Dated this 13th day of April, 2007.

Christos Athanopoulos

CHRISTOS ATHANASOPOULOS

State of Illinois, County of Cook ss.

On April 16, 2007, before me, James Athanopoulos, a Notary Public in and for said County and State, personally appeared Christos Athanopoulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

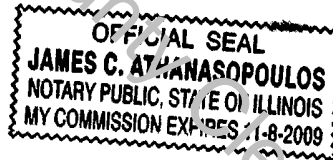
Given under my hand and official seal, this 16th day of April, 2007.

James C. Athanopoulos
Notary public

11-8-2009
Commission expires

PREPARED BY:


James C. Athanopoulos, Esq.
180 W. Washington, Suite 1210
Chicago, Illinois 60602



MAIL TO AND SEND TAX BILLS TO:

Van Buren Condos LLC
3756 Monarch Circle
Naperville, Illinois 60564

CITY TAX



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


APR. 25. 07

CITY OF CHICAGO

0000011246

FP 102812	00675.00	REAL ESTATE TRANSFER TAX
-----------	----------	--------------------------

COOK COUNTY
REAL ESTATE TRANSACTION TAX




APR. 25. 07

REVENUE STAMP

000041358

REAL ESTATE TRANSFER TAX	00045.00
FP 103028	

STATE OF ILLINOIS



APR. 25. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041160

REAL ESTATE TRANSFER TAX	00090.00
FP 103027	

UNOFFICIAL COPY

ALTA Commitment Schedule C

File No.: 1623988

Legal Description:

Parcel 1: Lot 94 and the East 1/3 of Lot 95 in Scott's addition to Chicago, a subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 93 in Scott's addition to Chicago, said addition being a subdivision by Issac Scott of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office