



SPECIAL WARRANTY DEED

Doc#: 0711640114 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2007 11:56 AM Pg: 1 of 3

THIS AGREEMENT, made this 13th day of April, 2007, between James Athanasopoulos and David Azran, 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 these 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 93 IN DR. I. 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.: 16-14-221-012-0000

Commonly described as: 3458 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.

319

UNOFFICIAL COPY

Dated this 13th day of April, 2007.

James Athanasopoulos
 JAMES ATHANASOPOULOS

 DAVID AZRAN

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX # 000004700000

APR. 25. 07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00045.00
FP 103028

State of Illinois, County of Cook ss.

On 4-16-07, before me, Joseph R Smith, a Notary Public in and for said County and State, personally appeared James Athanasopoulos & David Azran, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their 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 16 day of April, 2007.

Joseph R Smith
 Notary public

Commission expires _____

PREPARED BY:

James C. Athanasopoulos, 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

STATE TAX

STATE OF ILLINOIS

DEPARTMENT OF REVENUE

APR. 25. 07

000004161

REAL ESTATE TRANSFER TAX
00090.00
FP 103027

CITY OF CHICAGO

CITY TAX

APR. 25. 07

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000011267

REAL ESTATE TRANSFER TAX
00675.00
FP 102812

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