

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **1700 WEST SUMMERDALE, 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 describe real

estate is located, 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 **PHYLLIS BURSTEIN**, ("Grantee/s"), a single person, whose address is 1702 W Summerdale #3 Chicago IL 60640, the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.T.N.

Grantor also hereby grants to the Grantee(s), its successors and assigns, 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 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.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer(s), or anyone claiming by, through, or under Buyer(s); and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer(s) against loss or damage.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

MAY 07 2007

1700 WEST SUMMERDALE, LLC
an Illinois limited liability company

By: _____

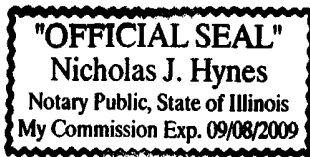
MARIAN C. ILIE

Its: Manager

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 MARIAN C. ILIE is the manager of 1700 WEST SUMMERDALE, LLC, an Illinois limited liability company, and 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 date: MAY 07 2007



Notary Public

My commission expires _____

After Recording Mail to:

FRANK R. MARTIN
20 N. CLARK SUITE 1900
CHICAGO, IL 60607

Send Subsequent Tax Bills to:

PHYLLIS BURSTEIN
1702 W. SUMMERDALE #3
CHICAGO IL 60640

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 North Milwaukee Avenue
Chicago, Illinois 60630


UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

UNIT NO. 1702-3 IN SUMMERDALE AVENUE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 10 IN BLOCK 2 IN SUMMERDALE, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 5-8, 2007 AS DOCUMENT NO. 0712815145, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER (PIN): 14-07-213-033


ADDRESS OF PROPERTY: 1700-02 W. Summerdale, Unit 1702-3
Chicago, Illinois 60640

STATE TAX  MAY.11.07	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	00259.00

0000031489 FP 103021

COUNTY TAX  MAY.11.07	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	00129.50

0000031489 FP 103025

CITY TAX  MAY.11.07	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	01942.50

0000013928 FP 103026