

# UNOFFICIAL COPY

**PREPARED BY:**

B. George Oleksiuk and Associates, P.C.  
422 E. Palatine Road  
Palatine, IL 60074

**MAIL TAX BILL TO:**

Brian Kilmer  
2407 W. Moffat St., Unit 3  
Chicago, IL 60647

**MAIL RECORDED DEED TO:**

Ramsen Isaac, Esq.  
4433 W. Touhy Ave., Suite 600  
Lincolnwood, IL 60712



Doc#: 0714140009 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/21/2007 09:14 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

THE GRANTOR, 2407 W. Moffat, Ltd., an Illinois corporation of the City of Chicago, State of IL, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Brian T. Kilmer, a single person of 3046 N. Southport Ave., #2R, Chicago, IL 60657, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 3, IN THE 2407 WEST MOFFAT STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 53 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0707915089, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, AND STORAGE UNIT S-1, ALL LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNITS 1, 2, AND 3 AS ARE SET FORTH IN THE DECLARATION; THE GRANTORS RESERVE TO THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

There were no tenants as this is new construction.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described herein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were reciting and stipulated at length herein.

Permanent Index Number(s): 13-36-416-023-0000  
Property Address: 2407 W. Moffat St., Unit 3, Chicago, IL 60647

Attorneys' Title Guaranty Fund, Inc  
1 S Wacker Dr., STE 2400  
Chicago, IL 60606-4650

Attn: Search Department

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

# UNOFFICIAL COPY

Special Warranty Deed - Continued

Dated this 20<sup>th</sup> Day of April 2007

2407 W. Moffat, Ltd.

By [Signature]  
EWAN SHOORGOT, President of 2407 W. Moffat, Ltd.

ATTEST: [Signature]  
OLENA SHOORGOT, Secretary of 2407 W. Moffat, Ltd.


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 EWAN SHOORGOT, President of 2407 W. Moffat, Ltd., and OLENA SHOORGOT, Secretary of 2407 W. Moffat, Ltd. personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20<sup>th</sup> Day of April 2007  
[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_

STATE TAX

STATE OF ILLINOIS



MAY. 16.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000018097

REAL ESTATE TRANSFER TAX
0039900
FP326652

OFFICIAL SEAL


BOHDAN OLEKSIUK

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES 01/06/08

COUNTY TAX

COOK COUNTY



MAY. 16.07


REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000033094

REAL ESTATE TRANSFER TAX
0019950
FP326665

CITY TAX

CITY OF CHICAGO



MAY. 16.07


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000028428

REAL ESTATE TRANSFER TAX
0100000
FP326650

CITY TAX

CITY OF CHICAGO



MAY. 16.07


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000028427

REAL ESTATE TRANSFER TAX
0100000
FP326650

CITY TAX

CITY OF CHICAGO



MAY. 16.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000028429

REAL ESTATE TRANSFER TAX
0099250
FP326650