



07151420460

MAIL TO:

CATHERINE HWA

2300 N. Barrington Rd #400

Hoffman Estates, IL. 60169

Doc#: 0715142046 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/31/2007 09:44 AM Pg: 1 of 4

(The Above Space For Recorder's Use)

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 24 day of May, 2007 between Leaduk, Inc, an Illinois corporation, whose address is 1040 Hohfelder, Glencoe, Il 60022 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and JAMES WHITTINGTON AND MARLA M. CACERES, of 811 Cornelia, Chicago, Il, as Grantee, AS TENANTS BY THE ENTIRETY.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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, unto the Grantee, 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

Grantor also hereby grants to the Grantee, 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their 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 manner encumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the

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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX  
**CITY OF CHICAGO**



MAY.25.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016086

REAL ESTATE  
TRANSFER TAX

01537.50

FP 102805

COUNTY TAX  
**COOK COUNTY**



MAY.25.07

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 00000102636

REAL ESTATE  
TRANSFER TAX

00102.50

FP 102802

STATE TAX  
**STATE OF ILLINOIS**



MAY.25.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 00000102405

REAL ESTATE  
TRANSFER TAX

00205.00

FP 102808



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 1667-2S IN THE YELLOWSTONE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 2 IN THE SUBDIVISION OF LOTS 16 TO 22 BOTH INCLUSIVE IN BLOCK 43 IN ROGERS PARK IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0700515043 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME

PIN: 11-31-226-003-0000

ADDRESS OF PROPERTY: 1667-73 W. FARWELL, CHICAGO, ILLINOIS 60626

Cook County Clerk's Office