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Special Warranty Deed Statutory (Illinois)



Doc#: 0715120119 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2007 02:26 PM Pg: 1 of 2

The GRANTOR, 5909 North Paulina, LLC, an Illinois limited liability company,

070161900607

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

LAURA A. TYNAN and ERIK FRITZSCHE, of 918 Washington, #3C, Evanston, IL 60202

not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 5909-1 in Paulina Ridge Court Condominiums as delineated on a Survey of the following described real estate: Lots 103, 104 and 105 in Blesius and Franze's Resubdivision of Sundry Lots in Buena Vista Addition to Chicago and also the South 15 feet of Lot 26 in Buena Vista Addition to Chicago, being a Subdivision of the Southeast 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0618739059, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2006 and subsequent years.

Permanent Real Estate Index Number(s): 14-06-403-010-0000 and 14-06-403-011-0000 (affect underlying land)

Address(es) of Real Estate: 5909 N. Paulina St., Unit 1, Chicago, IL 60660

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.

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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 15th day of May, 2007.

5909 NORTH PAULINA, LLC, an Illinois Limited Liability Company

By: 
Member/Manager

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

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C.F.

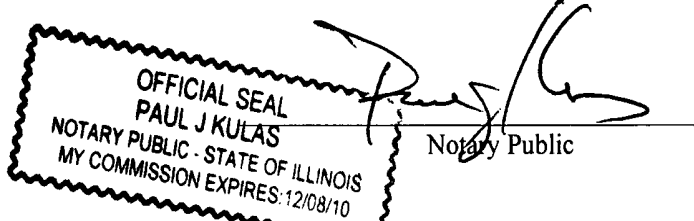
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETRU CLADOVAN, personally known to me to be the Member/Manager of 5909 NORTH PAULINA, LLC, 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 as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 15th day of May, 2007.

Commission expires: 12-8-10



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

STATE TAX  STATE OF ILLINOIS MAY.23.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000018295	REAL ESTATE TRANSFER TAX 00252.00 FP326652	CITY TAX  CITY OF CHICAGO MAY.23.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000028721	REAL ESTATE TRANSFER TAX 01000.00 FP326650
COUNTY TAX  COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.23.07 REVENUE STAMP	# 0000033288	REAL ESTATE TRANSFER TAX 00126.00 FP326665	CITY TAX  CITY OF CHICAGO MAY.23.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000039722	REAL ESTATE TRANSFER TAX 000890.00 FP326650

Mail to:

Lawrence H. Leavitt, Esq.
79 W. Monroe St., Suite 912
Chicago, Illinois 60603

Send subsequent tax bills to:

Laura A. Tynan & Erik Fritzsche
5909 N. Paulina St., Unit 1
Chicago, Illinois 60660