

UNOFFICIAL COPY



Doc#: 0715226059 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2007 10:29 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **1711-17 WEST JARVIS, 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 Manger of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to WAYNE R. MCINTOSH, a(n) unmarried person ("Grantee"), whose address is 668 W. Roscoe, Chicago, IL 60657, 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.

P.N.T.N.

The tenant has waived or failed to exercise 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.

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 instalments 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 single family 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, or anyone claiming by, through, or under Buyer, (9) 30 foot building line as shown on the plat of subdivision; and (10) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

3PG
C. J.

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

MAY 11 2007

1711-17 WEST JARVIS, LLC
an Illinois limited liability company

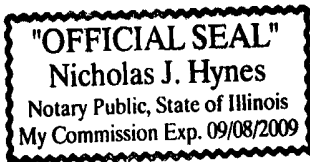
By: *Maurice Lee*
Maurice Lee

Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that Maurice Lee, Manager of 1711-17 West Jarvis, LLC, an Illinois limited liability company, 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 11 2007



Nicholas J. Hynes
Notary Public

My commission expires _____

After Recording Mail to:

Wayne McIntosh
1711-17 W. Jarvis, Unit 107
Chicago, IL 60626

Send Subsequent Tax Bills to:

Wayne McIntosh
1711-17 W. Jarvis, Unit 107
Chicago, IL 60626

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

UNOFFICIAL COPYEXHIBIT A

UNIT NO. 107 AND PARKING SPACE P-4 IN JARVIS ON THE PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


THE EAST 10 FEET OF LOT 11, ALL OF LOTS 12 AND 13 AND THE WEST 5 FEET OF LOT 14 IN S. ROGERS TOUHY'S BRYAN AVENUE AND FOREST STREET SUBDIVISION OF THE NORTH 166.05 FEET OF THAT PART OF BLOCK 1, LYING SOUTH OF THE SOUTH LINE OF BRYAN AVENUE, EXTENDED AND WEST OF THE WEST LINE OF FOREST STREET AND EAST OF THE EAST LINE OF NORTH CLARK STREET, IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD OF SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, AND ALL OF SECTION 30, LYING SOUTH OF INDIAN BOUNDARY LINE, IN TOWNSHIP 41 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 APRIL 16, 2007 AS DOCUMENT NO. 0710615100, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


PERMANENT REAL ESTATE INDEX NUMBER. 11-30-415-017-0000


11-30-415-018-0000

COMMONLY KNOWN AS:

1711-17 W. JARVIS, UNIT 107
CHICAGO, IL 60626

STATE TAX	STATE OF ILLINOIS	# 0000031798	REAL ESTATE TRANSFER TAX
	 MAY.24.07		00273.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103021

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000031798	REAL ESTATE TRANSFER TAX
	 MAY.24.07		00136.50
	REVENUE STAMP		FP 103025

CITY TAX	CITY OF CHICAGO	# 0000014111	REAL ESTATE TRANSFER TAX
	 MAY.24.07		02047.50
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103026