



Doc#: 0715542031 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/04/2007 08:36 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **3414 N. Racine 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 described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Elizabeth Busiek ("Grantee"), whose address is 850 N. State Street, #13D, Chicago, Illinois 60610 the following described real estate, to-wit:

UNIT NO. 3424-3 AND PARKING SPACE P-2 IN RACINE FLATS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 AND LOT 2 (EXCEPT THE WEST 3 FEET) IN BLOCK 8 IN OLIVER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR RACINE FLATS CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709415146 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-20-315-019-0000

COMMONLY KNOWN AS 3414 N. RACINE, CHICAGO, ILLINOIS

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) ~~special taxes or assessments for improvements not yet completed and~~ other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions,

1972

JJ

D

G# 8371751

JJ

UNOFFICIAL COPY

restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

The tenant of the unit had no right of first refusal.

Permanent Real Estate Index Number: 14-20-315-019-0000
Commonly known as: 3414 N. Racine,
Unit 3424-3,
Chicago, IL 60657

(Signature on the Following Page)

Property of Cook County Clerk's Office

UNOFFICIAL COPY


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 23rd day of May, 2007.


3414 N. RACINE LLC,
an Illinois limited liability company


By: **KMZ MANAGER LLC**, an Illinois
limited liability company, its
Manager

By: 
Kenneth Motew, Manager

Property of Cook County Clerk's Office

STATE TAX		STATE OF ILLINOIS MAY.31.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
# 1001007695		
REAL ESTATE TRANSFER TAX		
00427.50		
FP 103024		

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.31.07 REVENUE STAMP
# 0000005737		
REAL ESTATE TRANSFER TAX		
00213.75		
FP 103022		

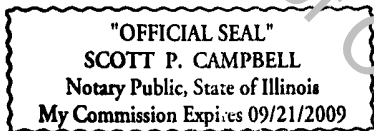
CITY TAX		CITY OF CHICAGO MAY.31.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE
# 0000005193		
REAL ESTATE TRANSFER TAX		
03206.25		
FP 103023		

UNOFFICIAL COPY

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 Kenneth Motew, as Manager of KMZ Manager LLC, an Illinois limited liability company, the Manager of 3414 N. Racine 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 23rd day of May, 2007.



[Signature]
 Notary Public

My commission expires 9/21/09

After Recording Mail to:

Law Office of Katie M. Murphy
2700 N. Halsted, P 11
Chicago, IL 60614

Send Subsequent Tax Bills to:

Elizabeth Busiek
3424-3 N. Racine
Chicago, IL 60657

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601