

# UNOFFICIAL COPY

*[Handwritten signature]*



Doc#: 0716357050 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/12/2007 09:17 AM Pg: 1 of 3

Mail to:

**DOUGLAS G. SHREFFLER**  
4653 N. Milwaukee Ave.  
Chicago, Illinois 60630

*(6-7) GIT*  
*4380241(1/2)*

(The Above Space For)

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1 day of June, 2007 between Franklin 1631 Milwaukee, LLC, an limited liability company, 2209 W. North, Chicago, IL 60647 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, ALEXANDER ~~GAVRILOVIC~~ 1038 S. Racine, #202, Chicago, Illinois, as Grantee.

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 AND INCORPORATED HEREIN

PIN: 14-31-332-012-0000

ADDRESS OF PROPERTY: 1631 N. Milwaukee, Chicago, IL 60647

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.

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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Property, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements;
3. Declaration of Covenants, Conditions, Restrictions and Easements 1631 N. Milwaukee
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Declaration of Covenants, Conditions, Restrictions and Easements
6. Roads and highways, if any, and
7. acts done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

Franklin 1631 Milwaukee, LLC

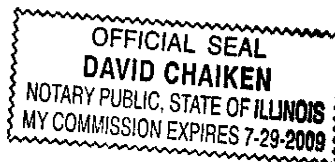
By: *Phil Koerner*  
Phil Koerner, Manager

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 Phil Koerner, Manager of Franklin 1631 Milwaukee, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 1 day of June, 2007

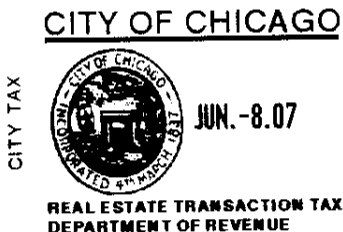
*David Chaiken*  
NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111 W. Washington, Chicago, Il 60602

Send Subsequent tax bills to:

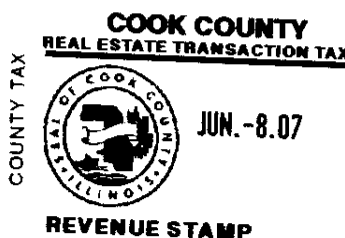
ALEX GAVRILOVIC  
1631 N MILWAUKEE AVE #1  
CHICAGO IL, 60622



REAL ESTATE TRANSFER TAX
0318750
FP 103018



REAL ESTATE TRANSFER TAX
0042500
FP 103014



REAL ESTATE TRANSFER TAX
0021250
FP 103017

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EXHIBIT A

## LEGAL DESCRIPTION

UNITS 1 AND P-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1631 N. MILWAUKEE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.

0715515038 IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS; 1631 N. MILWAUKEE, #1, CHICAGO, IL

PIN: 14-31-332-012-0000

Property of Cook County Clerk's Office