

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **KIMBALL AT 5711 NORTH, 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



Doc#: 0717711160 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 03:18 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **THERESE ROMERO, a(n) UNMARRIED person**, ("Grantee/s), whose address is 4742 N. Harlem, Chicago, IL 60625, the following described real estate, to-wit:

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(s), 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 installments 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 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(s), or anyone claiming by, through, or under Buyer(s); and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer(s) against loss or damage.

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

25 MAY 2007

UNOFFICIAL COPY

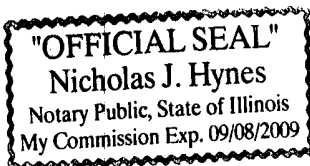
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

MAY 25 2007**KIMBALL AT 5711 NORTH, LLC**
an Illinois limited liability companyBy: _____
MARIAN C. ILIE

Its: 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 Marian C. Ilie is the manager of KIMBALL AT 5711 NORTH, LLC, an Illinois limited liability company, 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 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 25 2007_____
Notary Public

My commission expires _____

After Recording Mail to:

THERESE Romero5711-21 N KimballUNIT 5711-2NCHICAGO, ILLINOIS 60659

This Instrument Was Prepared by:

Whose Address Is:

Send Subsequent Tax Bills to:

Douglas G. Shreffler4653 N. Milwaukee Avenue, Chicago, IL 60630

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION**

UNIT NO. 5711-2N IN KIMBALL COURTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, 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 12, 2007 AS DOCUMENT NO. 0710210140, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY IDENTIFICATION NUMBER:

13-02-421-011-0000

13-02-421-012-0000

13-02-421-013-0000

ADDRESS OF PROPERTY:

5711-21 N. Kimball, Unit 5711-2N
Chicago, Illinois 60659

STATE OF ILLINOIS

STATE TAX

JUN.22.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032356

REAL ESTATE TRANSFER TAX
00235.00
FP 103021

COOK COUNTY

COUNTY TAX

JUN.22.07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000032356

REAL ESTATE TRANSFER TAX
00117.50
FP 103025

CITY OF CHICAGO

CITY TAX

JUN.22.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000014323

REAL ESTATE TRANSFER TAX
01762.50
FP 103026