

ST5095070J 1/2

SPECIAL WARRANTY DEED



Doc#: 0717933088 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/28/2007 09:14 AM Pg: 1 of 3

The grantor, Mosa & Son Builders, Inc. an Illinois Corporation, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

Ecaterina Tanase Kovacs, single woman, residing at 6600 Wood River Dr Unit 103, Niles Illinois 60714, the following described real estate situated in the County of Cook, State of Illinois, to wit: (Per the attached Exhibit "A") and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.

Subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and uncollected special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

20

Real Estate Index Number: 14-17-203-012-0000 Property Address: 1032 W. Leland Ave, unit 1032-2S, Chicago, Illinois 60640 Dated this 25th day of June, 2007.

Mosa & Son Builders, Inc

By [Signature] Sunil Mosa, Its President

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sunil Mosa, personally known to me to be the President of Mosa & Son Builders, Inc., 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 President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of June, 2007.

[Signature] Notary Public



119-000-0000

UNOFFICIAL COPY

Property of Cook County Clerk's Office



JUN. 26. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

REAL ESTATE TRANSFER TAX
02010.00
FP 103033

0000014547



JUN. 26. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
00268.00
FP 103032

0000040814



JUN. 26. 07

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00134.00
FP 103034

0000040914

UNOFFICIAL COPY**Legal Description**

UNIT **1032-2S** IN THE LELAND-KENMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 89 IN WILLIAM DEERING SURRENDEN SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT **0634615004** TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

P.I.N.: 14-17-203-012-0000

Property Address: 1014-36 W. Leland /4701 N. Kenmore unit 1032-2S, Chicago, IL 60640

GRANTOR HEREBY ALSO 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 RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THE 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.

THE TENANT, IF ANY, OF UNIT **1032-2S** HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.

Mail document to:

Jon Tomos
3553 W. Peterson #201
Chicago IL 60659

Mail future tax bills to:

Ecaterina Tanase Kovacs
1032 W Leland Ave #1032-2S
Chicago, IL 60640

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave.#201, Chicago, Illinois