



Doc#: 0718042178 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2007 10:50 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

Robert D. Lattas
Attorney at Law
118 North Aberdeen
Chicago, Illinois 60607

SA 3581311 / all in law m abstract

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 26th day of June, 2007, between 13th & State, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), Maria Cuellar* ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, A Single Woman, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

* and Beatriz Garza, a married woman, NOT as joint tenants
See Exhibit A attached hereto. but as tenants in common

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, of Grantor, either in law or 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 Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Vision on State Condominium and Provisions Relating to Certain Non-Condominium Property ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declarations for the benefit of the remaining property described therein.

Box 334

4/8

UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declarations the same as though the provisions of the Declarations were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) the Illinois Condominium Property Act;
- (c) the Plat and the Declaration, including all other amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances and other ordinances of record;
- (e) encroachments, if any, which do not materially affect the use of the property as a residence;
- (f) leases and licenses affecting the Common Elements (as defined in the Declaration);
- (g) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the property as a residence;
- (h) any construction easement agreement including all amendments and exhibits thereto;
- (i) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (j) right of repurchase in favor of Grantor pursuant to paragraph 22 of the purchase agreement entered into between Grantor and Grantee, which right of repurchase expires one (1) year from the Closing Date (as defined in the purchase agreement).

Permanent Real Estate Index Number(s): 17-22-100-006-0000
 17-22-100-007-0000
 17-22-100-009-0000
 17-22-100-028-0000

Address of real estate: 1255 South State Street, Unit 915, Parking Space R307, Storage Space #75, Chicago, Illinois 60605

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:


13th & State, L.L.C., an Illinois limited liability company

By: WBB
Its Managing Mbr

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

CITY TAX

CITY OF CHICAGO



JUN. 28. 07

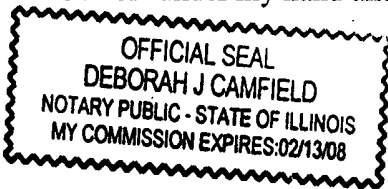
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016693

REAL ESTATE TRANSFER TAX
0139125
FP 102805

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Warren Barr, the Managing Mbr of 13th & State, L.L.C., an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, and, as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 26 day of June, 2007.



Deborah J. Camfield
Notary Public

MAIL TO:

GEORGE SCULLY
7220 W. 194th St.
TINLEY PARK, ILL. 60489


SEND SUBSEQUENT TAX BILLS TO:

MARIA CUELLAR
(NAME)
1624 ABERDEEN
(ADDRESS)
CHICAGO ILL 60411
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 28. 07


0000108384

REAL ESTATE TRANSFER TAX
00092.75
FP 102802

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS



JUN. 28. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000103153

REAL ESTATE TRANSFER TAX
00185.50
FP 102808

UNOFFICIAL COPY

STREET ADDRESS: 1225 S. STATE STREET UNIT 915 & R307

CITY: COUNTY: COOK

TAX NUMBER: 17-22-100-006-0000 ; 007; 009 & 028

*affects part of pia
& up*

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 915 AND R307 INCLUSIVE IN THE VISION ON STATE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN CHARLES W. BREGA'S SUBDIVISION OF LOTS 8, 9 AND 10 AND THE NORTH PART OF LOT 11 IN SEAMAN'S SUBDIVISION; LOTS 12, 13, 14 AND 15 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR ALLEY) IN SRAHAN'S SUBDIVISION; LOTS 6 AND 7 (EXCEPT STREET) OF SEAMAN'S SUBDIVISION; AND THE SOUTH 4.91 FEET OF LOT 11 (EXCEPT PART TAKEN FOR STREET AND ALLEY) ALL OF SUBDIVISION OF THE WEST 1/2 OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716222081, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 75, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT NUMBER 0716222081.