



SPECIAL WARRANTY DEED

79

Mail to: JOHN W. WELCH
1851 W. ARMSTRONG
CHICAGO IL 60622

Doc#: 0720041042 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/19/2007 10:38 AM Pg: 1 of 2

THE GRANTOR, 4725 S. Michigan, LLC, an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

John Welch

the following described real estate situated in the County of Cook, State of Illinois, to wit:

1/2

LEGAL DESCRIPTION: TTC # 070483 CTI
(See Attached)

Property Address: 4725 S. Michigan, Unit 2F, Chicago, Illinois, subject to: general real estate taxes for the year 2006 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities, acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantor also hereby 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, 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.

4725 S. MICHIGAN LLC
YASEEM AHMED - MANAGER

Dated: June 5, 2007.

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Yaseem Ahmed, manager of 4725 S. Michigan LLC are personally known to me to be the same person whose name he 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of June, 2007.

Notary Public

My commission expires: 1/7, 2009.

Permanent Index Number: 20-10-102-026-0000
Grantees Address: 4725 S Michigan, Unit 2F, Chicago, Illinois 60615
Mail subsequent tax bills to: John Welch, 4725 S Michigan, Unit 2F, Chicago, Illinois 60622
Prepared by: Kaufman & Ryan - 566 West Lake Street, Suite 410, Chicago, Illinois 60660



UNOFFICIAL COPY

Chicago Title Insurance Company

Commitment Number: 070483CTI

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1: UNIT 2F IN 4725 S. MICHIGAN CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32.5 FEET OF LOT 20, ALL OF LOT 19, AND THE NORTH 2.5 FEET OF LOT 18 IN BLOCK 1 (EXCEPT THE WEST 17 FEET OF SAID LOTS 18, 19, AND 20 TAKEN FOR WIDENING MICHIGAN AVENUE) IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634118073 AND AS AMENDED BY THE FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR 4725 S. MICHIGAN CONDOMINIUMS RECORDED MAY 4, 2007 AS DOCUMENT 0712410047, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-21, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0634118073 AND AS AMENDED BY THE FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION FOR 4725 S. MICHIGAN CONDOMINIUMS RECORDED MAY 4, 2007 AS DOCUMENT 0712410047.


For Information Only:

PIN# 20-10-102-026-0000 (PIN affects underlying land)


Commonly known as: 4725 S. Michigan Ave., Unit 2F, Chicago, IL 60615

City of Chicago
 Dept. of Revenue
 520406
 07/16/2007 15:12 Batch 02265 2

Real Estate
 Transfer Stamp
 \$1,312.50




COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUL. 16.07
 REVENUE STAMP



000028030

REAL ESTATE TRANSFER TAX
0008750
FP 103042

STATE TAX
STATE OF ILLINOIS
 JUL. 16.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE



000015729

REAL ESTATE TRANSFER TAX
0017500
FP 103037