

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

UNOFFICIAL COPY



Doc#: 0720601282 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2007 01:56 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
(LLC to Individual)

STC 52495 10f2

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS AGREEMENT, made this 19th day of July, 2007 between 828 W. Grace, LLC, a Delaware Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois and Matthew Willock of 575

Littleton Trail, Elgin, IL 60120 as GRANTEE(S), for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

UNMARRIED, IN SOLE TENANCY

Permanent Real Estate Index Number(s): 14-20-214-014-0000

Address(es) of Real Estate: 828 W. Grace St, Dwelling Unit 1607 and Parking Space P-141

2c

Subject, however, to the general real estate taxes for the year 2007 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

GRANTOR: 828 W. Grace, LLC

By: MK Manager Corp., an Illinois Corporation,
its Manager

By: *F. Martin Paris*
F. Martin Paris, Jr., its President

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STATE OF ILLINOIS
STATE TAX
JUL. 23. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000000517
00253.00
FP 102804

CITY OF CHICAGO
CITY TAX
JUL. 23. 07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000023370
01897.50
FP 102807

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL. 23. 07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0000041055
00126.50
FP 102810

File Number: TM239514

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LEGAL DESCRIPTION

Parcel 1: Unit 1607 and P141 together with its undivided percentage interest in the common elements in 828 W. Grace Condominium, as delineated and defined in the Declaration recorded as document number 0702615067, in the Northeast Quarter of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space, ____, a Limited Common Element as delineated on a survey to condominium recorded as document number 0702615067.

Commonly known as: 828 West Grace
Condo 1607
Chicago IL

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of MK Manager Corp, an Illinois Corporation, the Manager of 828 W. Grace, LLC a Delaware 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 as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation 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 19 day of July, 2007.



"OFFICIAL SEAL"
MARIE R. RATTENBURY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/29/2008

Marie R. Rattenbury
Notary Public

MAIL RECORDED DEED TO:
GARY LUNDEEN
806 E. MERGE RD.
ROSELIE IL 60172
04540

SEND SUBSEQUENT TAX BILLS TO:
Matthew Willock
575 LITTLETON TR.
ELGIN IL 60120

THIS INSTRUMENT PREPARED BY:

Robert E. Molloy
1525 W. Homer, Suite 401
Chicago, Illinois 60622
(773)278-4237

Property of Cook County Clerk's Office