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Doc#: 0721842157 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 10:16 AM Pg: 1 of 4

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

SA 3561121 / Schwieger / CTCY / 08/04/07

THIS AGREEMENT, made this 20th day of July, 2007 between **2733-37 KIMBALL, L.L.C., a limited liability company** duly authorized to transact business in the State of Illinois, party of the first part, and **Daniel E. Easley**, an unmarried man, of 1540 N. Wood, Chicago, Illinois, party of the second part, as Tenants in Common or as Joint Tenants but as Tenants by the Entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 the party of the first part, 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 the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to: SEE ATTACHED EXHIBIT "A"

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 of condominium, 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.

Permanent Real Estate Index Number(s): Part of 13-26-404-005-0000

Address(es) of Real Estate: 2733 North Kimball, Unit 7, Chicago, Illinois, 60647

Box 334

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STREET ADDRESS: 2733 N. KIMBALL AVENUE UNIT 7
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 13-26-404-005-0000

LEGAL DESCRIPTION:


UNIT NUMBER 7 IN THE LOGAN SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOT 17 IN BLOCK 5 IN MILWAUKEE AND DIVERSEY SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715915071; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

0715915071

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



AUG.-1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000103897

REAL ESTATE TRANSFER TAX


00240.00

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG.-1.07

REVENUE STAMP

0000104125


REAL ESTATE TRANSFER TAX

00120.00

FP 102802

CITY TAX

CITY OF CHICAGO



AUG.-1.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000007276

REAL ESTATE TRANSFER TAX

01800.00

FP 102805

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 20th day of July, 2007.

2733-37 KIMBALL, L.L.C., an Illinois limited liability company

By: [Signature]
Name: Glen R. Zawadzki
Its: Manager

State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Glen R. Zawadzki personally known to me to be the Manager of 2733-37 Kimball, L.L.C., appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Company, as his free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal, this 20th day of July, 2007
Commission expires _____, 200__



[Signature]
Notary Public

This instrument was prepared by: Jennifer M. Bloom
Schain, Burney, Ross & Citron, LTD
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Mail To: Mary E. Barrett
(Name)
4669 North Manor Ave.
(Address)
Chicago, Illinois 60625
(City, State and Zip)

Daniel E. Easley
(Name)
2733 North Kimball, Unit 7
(Address)
Chicago, Illinois 60647
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO.

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**EXHIBIT "A"
TO
SPECIAL WARRANTY DEED**

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. The Declaration of Condominium including any and all amendments and exhibits thereto.
5. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
6. Streets and highways, if any.
7. Utility easements, if any, whether recorded or unrecorded.
8. Easements, covenants, conditions, agreements, building lines and restrictions of record.
9. The Condominium Property Act of Illinois.
10. Leases and licenses affecting the Common Elements (as defined in the Declaration).
11. Schedule B exceptions listed in Chicago Title Insurance Company Commitment Number SA3561121.