# UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (ILLINOIS) Doc#: 0721842157 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 08/06/2007 10:16 AM Pg: 1 of 4

THIS AGREEMENT, made this 20<sup>th</sup> 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 not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety, party of the second part, WITNES SETH, 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 heir 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 coverant, 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

0721842157D Page: 2 of 4

STREET ADDRESS: 2733 N. KIMBALL AVENUE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-26-404-005-0000

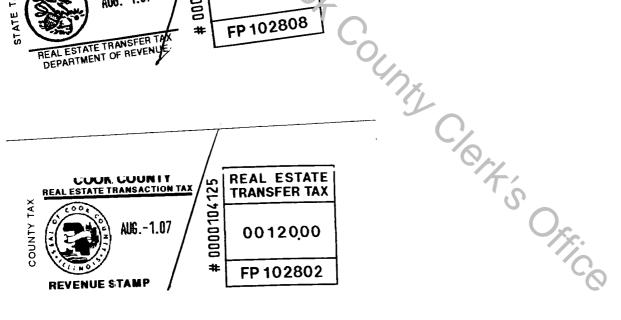
#### LEGAL DESCRIPTION:

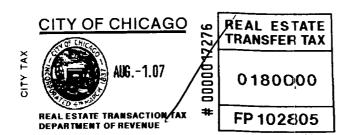
UNIT NUMBER 7 IN THE LOGAN SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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 9; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

0715915071







0721842157D Page: 3 of 4

### **UNOFFICIAL COPY**

			Ĭ.M.
/hn V	Vitness Whereof, said G	rantor has caused its name	to be signed to these presents by its Manager, this 🞾 day
of	<u> </u>		, , , , , , , , , , , , , , , , , , , ,
Y	Ŏ		
		2722-27 KIMBALL	L.C., an Illinois limited liability company
		2733-37 KINDALL, L.	E.G., art milios infined hability company
			1
		By: Secret	
		Name:Glen R. Zawadz	
		Its: Manager	
State of Illin	nois of Cook ss. Libe u	undersigned, a Notary Public	c, in and for the County and State aforesaid, DO HEREBY
CERTIFY, th	hat Glen R. Zawadzki per	sonally known to me to be t	he Manager of 2733-37 Kimball, L.L.C., appeared before me
			ager he signed and delivered the said instrument pursuant to
aumonty, graset forth.	ven by the Company, as	nis irge and voluntary act ar	nd deed of said Company, for the uses and purposes therein
	MADDEOO	Ox	
	IMPRESS NOTARIAL		
	SEAL	0-	
	HERE	OZ	
		2 th	
Given under	r my hand and official sea	ll, this day of	1 ) W 2007
Giveir Gride	my hand and omolal ood	day of	, 2007
Commission	n expires	, 200	7/,
•		~	<i>y</i>
	OFFICIAL SEAL	- A	Min Colon
1	DENISE C. KRUTZ		Notary Public X
I'M	otary Public — State of y Commission Expires August	13, 2007	
-			& Citron, LTD et, Suite 1910
This instrument was prepared by: Jennifer M. Bloom Schain, Burney, Ross &			& Citron, LTD
		222 North LaSalle Stree	et, Suite 1910
		Chicago, Illinois 60601	C.O
			SEND SUBSEQUENT TAX BILLS TO:
	Mary E. Barrett	ime)	Daniel E. Easley (Name)
Mail To:	4669 North Manor A	•	(Name) <u>2733 North Kimball, Unit 7</u>
	•	dress)	(Address)
	Chicago, Illinois 606 (Cit	<u>325</u> y, State and Zip)	Chicago, Illinois 60647 (City, State, Zip Code)
	\ <del>-</del>	•··	(0.1, 0.4.0, 2.p 0000)

0721842157D Page: 4 of 4

### **UNOFFICIAL COPY**

## 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 Furthaser 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.

