

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0722635268 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2007 01:29 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, **1849-51 W. Cornelia LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Daniel J. Simon ("Grantee"), whose address is 468 Hazel Drive, Schaumburg, Illinois 60193, the following described real estate, to-wit:

UNIT NO. 3453-1, AND THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-7, IN WOLCOTT FLATS II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 AND 21 IN CHARLES J. FORD'S SUBDIVISION OF LOT 38 OF EXECUTOR'S OF W. E. JONES SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR WOLCOTT FLATS II CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720715108 ("DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-19-411-001-0000

COMMONLY KNOWN AS 1849-51 W. CORNELIA, CHICAGO, ILLINOIS

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments

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thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

**The tenant of the unit had no right of first refusal.**

Permanent Real Estate Index Number: 14-19-411-001-0000  
Commonly known as: 1849-51 W. Cornelia,  
Unit 3453-1 and Storage Space S-7  
Chicago, IL 60657


**(Signature on Following Page)**

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 13<sup>th</sup> day of August, 2007.


1849-51 W. CORNELIA LLC,  
an Illinois limited liability company

By: **KMZ MANAGER LLC**, an Illinois  
limited liability company, its  
Manager

By:   
Kenneth Motew, Manager

STATE TAX

**STATE OF ILLINOIS**



AUG. 13.07


# 000008173

REAL ESTATE TRANSFER TAX
002 1500
FP 103024

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG. 13.07


# 000006224

REAL ESTATE TRANSFER TAX
00-107.50
FP 103022

REVENUE STAMP

CITY TAX

**CITY OF CHICAGO**



AUG. 13.07

# 0000005545

REAL ESTATE TRANSFER TAX
016 1300
FP 103023

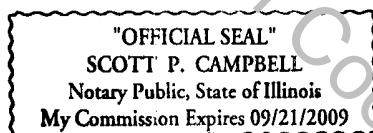
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

**UNOFFICIAL COPY**

STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth E. Motew, as Manager of KMZ Manager LLC, an Illinois limited liability company, the Manager of 1849-51 W. Cornelia LLC, an Illinois limited liability company, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13<sup>th</sup> day of August, 2007.



  
 Notary Public

My commission expires 9/21/09

After Recording Mail to:

Dan Simon

3453 N. Wolcott Ave #1

CHICAGO, IL 60657

Send Subsequent Tax Bills to:

Dan Simon

3453 N. Wolcott Ave #1

CHICAGO, IL 60657

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered  
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601