

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

STATE OF ILLINOIS

Doc#: 0724142021 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2007 08:14 AM Pg: 1 of 2

MAIL TO: Denkwalter & Angelo
5215 Old Orchard Road
Suite 1010
Skokie, Illinois 60077

THE GRANTOR, **UA Group, 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,

Joel Clifford, SINGLE

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

LEGAL DESCRIPTION:
(See Attached)

CTIC LND REG 1 OF 3
82096806

Property Address: 1933-35 North Sawyer, Unit 3N, 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.

Dated: 8.21, 2007.



UA Group, LLC, by Roman Popovych, Managing Member

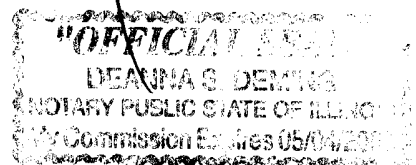
State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that UA Group, LLC, by Roman Popovych, Managing Member, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared 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 21 day of August, 2007.

My commission expires: 05.04, 08.

Notary Public

Permanent Index Number: 13-35-405-015-0000
Grantees Address: 1933-35 North Sawyer, Unit 3N, Chicago, Illinois



Mail subsequent tax bills to: **Joel Clifford**, 1933-35 North Sawyer, Unit 3N, Chicago, Illinois

PREPARED BY: KAUFMAN & RYAN - 566 WEST LAKE STREET, SUITE 410, CHICAGO, ILLINOIS 60661

Handwritten initials or mark on the right margin.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5096806 VNC

STREET ADDRESS: 1935 N. SAWYER

UNIT 3N

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-35-405-015-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3N IN THE 1933-35 N. SAWYER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


LOT 19 AND LOT 20 (EXCEPT THE SOUTH 4.50 FEET IN BLOCK 1 IN WINKELMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE ~ AND STORAGE SPACE ~ LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0701109000.

CITY OF CHICAGO

CITY TAX



AUG. 24. 07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017667

REAL ESTATE TRANSFER TAX
0238500
FP 102805

STATE TAX

STATE OF ILLINOIS



AUG. 24. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000104629

REAL ESTATE TRANSFER TAX
0031800
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 24. 07

REVENUE STAMP

0000104670

REAL ESTATE TRANSFER TAX
0015900
FP 102802

08/21/07