

# UNOFFICIAL COPY



Doc#: 0724242064 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2007 09:45 AM Pg: 1 of 5

SA 3521122 172  
New LNO  
Moralis CT1

Property of Cook County Clerk's Office

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*Special Warranty deed*

CITY TAX

CITY OF CHICAGO  
AUG. 28. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000017754

REAL ESTATE TRANSFER TAX
01800.00
FP 102805

STATE TAX

STATE OF ILLINOIS  
AUG. 28. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000104543

REAL ESTATE TRANSFER TAX
00240.00
FP 102808

*Box 331*

*3/4*

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 28. 07

REVENUE STAMP

# 0000104784

REAL ESTATE TRANSFER TAX
00120.00
FP 102802

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**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**

THIS AGREEMENT, made this 24<sup>th</sup> day of August, 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 Gregory Poulimas and Sarah Alipourian of 755 W. Cornelia, #210, Chicago, Illinois, 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:

**\* NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**

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.

**AS JOINT TENANTS\***

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"

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

Address(es) of Real Estate: 2735 North Kimball, Unit 4, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 24<sup>th</sup> day of August, 2007.

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

By: [Signature]  
Name: GLEN R. ZAWADZKI  
Its: Manager

Box 334

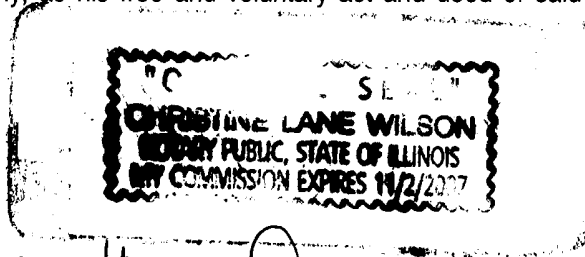
4  
/

SA 35201122  
1 of 2 PW LAW PW ADV GT

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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 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 24<sup>th</sup> day of August, 2007  
Commission expires November 2, 2007

*Christine Lane Wilson*  
NOTARY PUBLIC

This instrument was prepared by: Jennifer M. Bloom  
Schain, Burney, Ross & Citron, LTD  
222 North LaSalle Street, Suite 1310  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Mail To: Nicholas Rantis  
(Name)  
1700 PARK ST, #100  
(Address)  
NAPLAVILLE, FL 60563  
(City, State and Zip)

Gregory Poulimas  
(Name)  
2735 N. Kimball, Unit 4  
(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 SA3561122.

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**STREET ADDRESS:** 2735 NORTH KIMBALL UNIT-4  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 13-26-404-005-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 4 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, IN COOK COUNTY, ILLINOIS.  
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.

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