

UNOFFICIAL COPY



Doc#: 0724822066 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/05/2007 01:31 PM Pg: 1 of 4

After recording, mail to:

John H. Cummins, Esq.
Attorney at Law
415 N. LaSalle St., Suite
603
Chicago, IL 60610-4509

This space is for **RECORDER'S USE ONLY**

①
CST 0717858

SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of August 27, 2007 between **740 W. Addison, LLC**, an Illinois limited liability company ("Grantor"), having an address of 724 N. Broadway, Park Ridge, IL 60068 and Stephanie Matko, having an address of 10 Hardwick Ct., Sugar Grove, IL 60554 (referred to herein as "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby **CONVEY AND WARRANT** unto Grantees, and to their respective heirs, legal representatives, successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit: *SEE ATTACHED LEGAL DESCRIPTION*

Unit: 744-3-E (the "Unit") and its undivided percentage ownership interest in the following described real estate:

Parcel 1:

The West 25 feet of Lot 14 in Subdivision of Block 9 in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 of Section 21, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

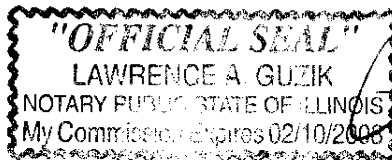
The East 85 feet of Lots 1, 2, and 3 in Subdivision of Lots 15, 16 and 17 of Block 9 of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

Commonly known as: 740-50 W. Addison, Unit: 740-2-N, Chicago, IL 60613
Permanent Tax Number: 14-21-107-010-1018

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ruben Ybarra, 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, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 740 W. Addison, LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of August, 2007.



Lawrence A. Guzik
Notary Public


EXEMPT UNDER 35ILCS 200/31-45 PARAGRAPH _____ AND COOK COUNTY UNDER PARAGRAPH.	Send Subsequent Tax Bills To:
Seller or Legal Representative	<input checked="" type="checkbox"/> <u>Stephanie Matko</u> (Name)
Dated: _____ 2005	<input checked="" type="checkbox"/> <u>744 W. Addison 3E</u> (Address)
	<input checked="" type="checkbox"/> <u>Chicago IL 60613</u> (City, State, Zip)

This document was prepared by:

Lawrence A. Guzik Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010


City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
528300 \$1,725.00
09/05/2007 12:11 Batch 00797



STATE OF ILLINOIS  SEP.-5.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000018753 REAL ESTATE TRANSFER TAX 0023000 FP 103037
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COUNTY TAX

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**


SEP.-5.07

REVENUE STAMP

0000031034

REAL ESTATE TRANSFER TAX
0011500
FP 103042

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Legal Description

of premises commonly known as ~~744~~ W. Addison, Unit 3-E, Chicago, IL 60613

UNIT NUMBER 744 3-E IN THE 740-50 W. ADDISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARCEL 1: THE WEST 25 FEET OF LOT 154 IN SUBDIVISION OF BLOCK 9 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 85 FEET OF LOTS 1, 2, AND 3 IN SUBDIVISION OF LOTS 15, 16, AND 17 OF BLOCK 9 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED JUNE 28, 2005, AND RECORDED JULY 11, 2005 AS DOCUMENT 0519632057AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PERMANENT TAX NUMBER: 14-21-107-027-1018

COOK County Clerk's Office

MAIL TO:

SEND SUBSEQUENT TAX BILLS:

John Cummins
~~Stephanie Matko~~ 415 N LaSalle, Ste 600
~~744 W. Addison, Unit 3-E~~
Chicago, IL ~~60613~~ 60610

744
Stephanie Matko
~~744~~ W. Addison, Unit 3-E
Chicago, IL 60613