

0725501234 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/12/2007 11:26 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

The grantor, 3734 North Kilpatrick, LLC., an Illinois Limited Liability Company, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other Good and valuable consideration. in hand paid, CONVEYS and WARPANTS to: Sorin Sacara, residing 2, 4610 W Patterson Ave, Apt. 1R,

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

AS PER THE ATTACHED LEGAL DESCRIPTION

and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois, subject only to: (1) 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, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condo ninium Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Promises as a condominium residences; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 13-22-112-039-0000.

Property Address: 3734-3744 N. Kilpatrick Ave, Unit 3734-1S, Chicago, Illinois 606+11 Dated this 30th day of August, 2007.

3734 North Kilpatrick, LLC

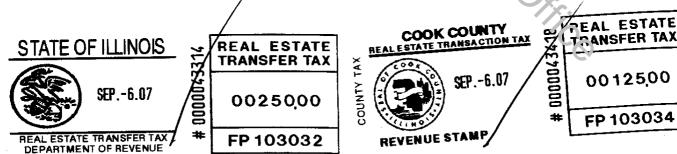
The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave.#201, Chicago, Illinois

725501234 Page: 2 of 3

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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 Radu Suciu, personally known to me to be the Manager of 3734 North Kilpatrick, LLC, an Illinois Limited Liability Company, and 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes there are the forth.



Mail document to:
Jon Tomos

3553 w. Reterson #201

Chicago IL 60659

Mail future tax bills to: Sorin Sacara 3734 N Kilpatrick Ave Unit 3734-1S Chicago, Illinois 60641

0725501234 Page: 3 of 3

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Legal description:

Parcel 1

UNIT 3734-1S IN THE 3734 N. KILPATRICK CONDOMINIUMS AS DEPICTED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 48 IN BLOCK 4 IN GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM C WNERSHIP, RECORDED ON 05/22/2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO 0714215022, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINIATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0714215022.

P.I.N: 13-22-112-039-0000 3734-3744 n. Kilpatrick Ave, **Unit 3734-1S & P-4**, Chicago, Illinois, 60641

GRANTOR HEREBY ALSO 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 AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THE 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.

THE TENANT, IF ANY, OF UNIT 3734-1S HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.