

# UNOFFICIAL COPY



Doc#: 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  
WARRANTS to: **Sorin Sacara**,  
residing at 4610 W Patterson Ave, Apt. 1R,  
Chicago, Illinois, 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 Condominium 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 Premises 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.

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

Property Address: 3734-3744 N. Kilpatrick Ave, Unit 3734-1S, Chicago, Illinois 60641.  
Dated this 30th day of August, 2007.

3734 North Kilpatrick, LLC

By   
Radu Suci, its Manager

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

CTI ST SOBRYE / DDA AA

BOX 334 CTI



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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 OWNERSHIP, 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.