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SPECIAL WARRANTY DEED

Doc#: 0726060062 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/17/2007 11:35 AM Pg: 1 of 4

THIS INDENTURE, made this 29
day of August, 2007 between ESTES
PLACE, L.L.C., an Illinois limited
liability company ("Grantor"), and
ESTES PLACE II, LLC, an Illinois
limited liability company
("Grantee") whose address is:

6205 N Keyston Ave
Chicago IL 60646

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 dollars and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of Grantor, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

/ 1711-1S, 1711-3S, 1715-1S AND
UNIT NUMBERS 1715-1N; 1715-2N and 1715-2S IN THE ESTES PLACE
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED
REAL ESTATE:

(LEGAL DESCRIPTION CONTINUED ON EXHIBIT A ATTACHED HERETO)

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 Grantor, 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 Grantee, Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and Grantee's 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: real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; and acts of Grantee.

Grantor also hereby grants to the Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

ESTES PLACE, L.L.C.
an Illinois limited liability company

By: *David Johnson*
David Johnson
Its Manager

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

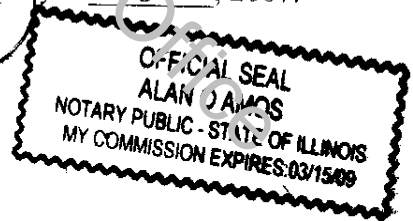
This transaction exempt
from transfer taxes
pursuant to 35 ILCS
200/31-45(a)
(no taxable consideration)

Alan Amos
Attorney for Grantor

The undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify that David Johnson, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of August, 2007.

Alan Amos
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

This instrument was prepared by:

Douglas G. Shreffler
4653 N. Milwaukee Road
Chicago, IL 60630

Upon recordation return to:

Ira Kaufman
Suite 410
566 W. Lake Street
Chicago, IL 60661

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EXHIBIT A

UNIT NUMBERS 1715-1N, 1715-2N, 1715-2S AND
UNIT NUMBERS 1711-1S, 1711-3S AND 1715-1S IN THE ESTES PLACE CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 FEET OF LOT 2, ALL OF LOT 3 AND THE EAST 20 FEET OF LOT 4 IN
BLOCK 17 IN ROGERS PARK, SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO
THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NO.
0714315064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PIN: 11-31-207-018-0000 and 11-31-207-019-0000

COMMON

ADDRESS: 1711-1715 West Estes Place

Units 1711-1S, 1711-3S and 1715-1S, 1715-1N, 1715-2N and 1715-2S
Chicago, IL 60626

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STATEMENT BY GRANTOR AND GRANTEE

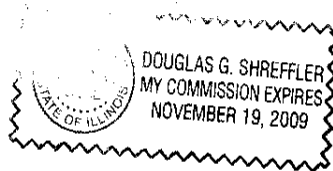
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8-29-07, 1907

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 29 day of August, 1907



Notary Public [Handwritten Signature]

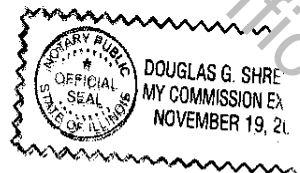
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8-29-07, 1907

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 29 day of August, 1907



Notary Public [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)