

UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
**Corporation to Individuals**  
**(ILLINOIS)**  
**PAGE 1:**



**Doc#:** 0726035210 **Fee:** \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/17/2007 09:52 AM Pg: 1 of 3

THE GRANTOR,  
4841 N. Washtenaw, LLC,  
an Illinois limited liability company,

for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and SPECIALLY WARRANTS to GRANTEE, Jessica Berger of 4733 N. Rockwell, #2, Chicago, IL 60625 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

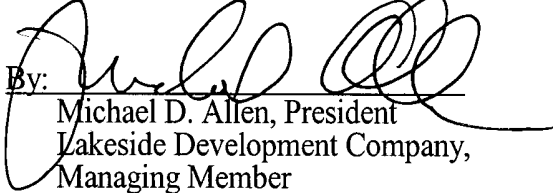
**See legal description and subject to provisions attached hereto as Exhibit "A" and made a part hereof**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 13-12-417-009-000 (undivided)  
Address (es) of Real Estate 2656 W. Gunnison St., Unit 2656-3, Chicago, IL 60625

4841 N. Washtenaw, LLC,  
An Illinois limited liability company

By:   
Michael D. Allen, President  
Lakeside Development Company,  
Managing Member

DATED August 29, 2007

*late 1701321 1/3*

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

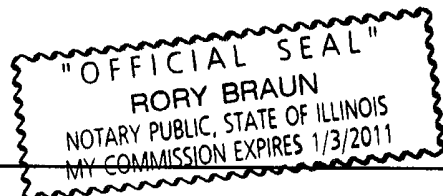
Michael D. Allen, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and seal, this Date August 29, 2007

  
NOTARY PUBLIC

This instrument prepared by: Andrew D. Werth & Associates  
2822 Central Street, Evanston, IL 60201  
847-866-0124




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Property of Cook County Clerk's Office

**STATE TAX**

**STATE OF ILLINOIS**

SEP. 11. 07



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000076748


REAL ESTATE TRANSFER TAX
00185.00
FP 103027

**COUNTY TAX**

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX

SEP. 11. 07



REVENUE STAMP

# 9769700000

REAL ESTATE TRANSFER TAX
00092.50
FP 103028

**CITY TAX**

**CITY OF CHICAGO**

SEP. 11. 07



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000076349

REAL ESTATE TRANSFER TAX
01387.50
FP 102812

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

Premises commonly known as Unit 2656 W. Gunnison St., Unit 2656-3, Chicago, IL 60625

Property Index Number: 13-12-417-009-0000 (undivided)

Unit No. 2656-3, in Gunnison Parkview Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 12 in the Subdivision of the West 52 feet of Lot 46 and all of Lots 49, 52 and 55 of Sam Shackford's Bowmanville Subdivision of the Southwest ¼ of the Southeast ¼ of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "B" to the declaration for condominium ownership recorded July 18, 2007, as documents no. 0719915051, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantees, its successors and assignees, 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 property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

#### SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of Closing;
- (2) the State of Illinois Condominium Property Act;
- (3) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) public and utility easements including any easements established by or implied from the Declaration of Condominium
- (7) or amendments thereto;
- (8) installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium;
- (9) covenants, conditions, restrictions, building lines, encroachments and easements of record;
- (10) party wall rights and agreements.

The tenant of Unit 2656-3 has waived or has failed to exercise the option to purchase the subject unit.

#### MAIL TO:

Mortadin  
 (Name) 3100 Dunlap St 402  
 (Address) Northbrook, IL  
 (Address, City, State and Zip) 60062

#### SEND SUBSEQUENT TAX BILLS TO:

Jessica Berger  
 (Name) 2656 W. Gunnison St  
 (Address) Chicago, IL 60625  
 (City, State and Zip)