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Doc#: 0726302190 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2007 01:58 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, **2865 NORTH PAULINA, LLC, an Illinois limited liability company**, having its principal place of business at 908 N. Halsted Street, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

JJC, LLC, an Illinois limited liability company, 1443 Pleasant Lane, Glenview, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos:

14-30-224-027-0000, 14-30-224-030-0000 (underlying land)

Commonly Known As:

1634 W. Surf Street, Chicago, Illinois

TO HAVE AND TO HOLD said premises, forever. SUBJECT TO: (1) General real estate taxes for the second installment of 2006 and subsequent years; (2) Terms, provision, conditions, easements, and limitations set forth in the Declaration of Ownership and of Easements, Restrictions, Covenants and By- Laws for the Estates of Columbia Place Owner's Association, (3) Covenants, Conditions, and Restrictions of Record; (4) Public and Utility Easements; (5) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (6) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a single family residence.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), their 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 FOREVER DEFEND.

Box 400-CTCC


8392330-(143) Da-Tues

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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 19th day of September, 2007


2865 NORTH PAULINA, LLC
an Illinois limited liability company

By: 
James D. Letchinger, its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CITY OF CHICAGO

CITY TAX



SEP. 19.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005707

REAL ESTATE TRANSFER TAX
16125.00
FP 103023

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Manager of 2865 North Paulina, LLC, 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 free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 19th day of September, 2007.


Official Seal
Warren C Laski
Notary Public State of Illinois
My Commission Expires 04/16/2011


Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
Tax Bill To: JJJ, LLC, 1443 Pleasant Lane, Glenview, Illinois 60025
Return To: JUDY L. DEANGELIS, ESQ., 767 Walton Lane, Grayslake, Illinois 60050

STATE TAX

STATE OF ILLINOIS



SEP. 19.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000008378

REAL ESTATE TRANSFER TAX
02150.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 19.07

REVENUE STAMP

000006434

REAL ESTATE TRANSFER TAX
01075.00
FP 103022

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

LOT 8 IN THE ESTATES OF COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ESTATES OF COLUMBIA PLACE RECORDED MARCH 2, 2006 AS DOCUMENT 0606110097, WHEREIN IT WAS GRANTED THE FOLLOWING EASEMENTS: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER COMMON AREAS (COMMONLY KNOWN AS OUTLOT 1 AND OUTLOT 2 IN AFORESAID SUBDIVISION) USE AND ENJOYMENT OF THE COMMON AREAS; EASEMENT FOR PUBLIC UTILITIES; MUNICIPAL AUTHORITIES EASEMENT; EASEMENT IN FAVOR OF LOTS 1 THROUGH 9 OVER, UPON AND UNDER THE WEST 1 FOOT OF THE ADJOINING LOT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR OR REPLACE SUBTERRANEAN FOUNDATION FOOTINGS; AND FOR ENCROACHMENTS.