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Doc#: 0726411106 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/21/2007 12:08 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor,
**CLARENVILLE PARTNERS,
LLC**, an Illinois, limited liability
company duly organized and
existing under and by virtue of the
laws of the State of Illinois and
duly authorized to transact
business in the State where the

THE ABOVE SPACE FOR RECORDER'S USE ONLY

following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **JOHN RIEHLE III and ALYSSA RIEHLE** ("Grantees"), as husband and wife, not as Tenants in Common, not as Joint Tenants, but as TENANTS BY THE ENTIRETY, whose address is 3900 N. Pine Grove, Unit 212, Chicago, IL 60613, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.M.

Grantor also hereby 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 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 though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

4 CB


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CITY OF CHICAGO
 CITY TAX

 SEP. 18.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000014876

REAL ESTATE TRANSFER TAX
01777.50
FP 103026

STATE OF ILLINOIS
 STATE TAX

 SEP. 18.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000033739

REAL ESTATE TRANSFER TAX
00237.00
FP 103021

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 SEP. 18.07
 REVENUE STAMP

0000033739


REAL ESTATE TRANSFER TAX
00118.50
FP 103025

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
AUG 15 2007

CLARENVILLE PARTNERS, LLC
an Illinois limited liability company

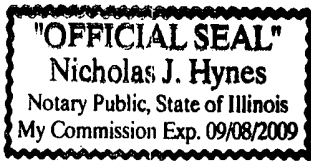
By: 
MICHAEL CHOOKASZIAN

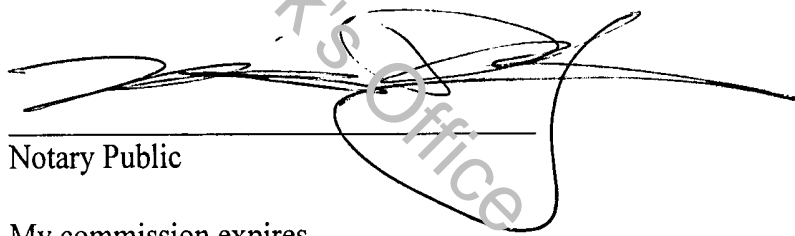
Its: Manager

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 Michael Chookaszian is the manager of CLARENVILLE PARTNERS, 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 he signed and delivered the said instrument as his own 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 Notaria Seal this date:
AUG 15 2007




Notary Public
My commission expires _____

After Recording Mail to:

Send Subsequent Tax Bills to:

Sam Tuzzolino, Esq.
8930 Gross Point Rd., Ste. 600
Skokie, IL 60077

Mr. and Mrs. John T Riehle III
2618 W Rosemont Ave. Unit 1
Chicago, IL 60659

This Instrument Was Prepared by:
Whose Address Is:
60630

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL

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LEGAL DESCRIPTION

UNIT NO. 2618-1 IN 6301 NORTH TALMAN CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 23 AND 24 IN BLOCK 1 IN T.J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 12, 2006 AS DOCUMENT NO. 0625510088, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT TAX INDEX NUMBER: 13-01-203-022-0000

ADDRESS OF PROPERTY: 6301-05 N. Talman,
2618-20 W. Rosemont, Unit 2618-1
Chicago, Illinois 60659