

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0727126077 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2007 10:28 AM Pg: 1 of 4

The above space for recorder's use only

**THE GRANTOR, NORTH TALMAN DEVELOPMENT, LLC**, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member of said Company, does hereby **REMISES, RELEASES, ALIENS** and **CONVEYS** to:

Ashley Knezevich, the following described real estate situated in the County of Cook, State of Illinois, to wit:

### ADDRESS OF PROPERTY:

6049 N. Talman, Chicago, IL

6049 Unit Garden A

P.I.N. 13-01-227-003-0000

SEE ATTACHED EXHIBIT A

Grantor also hereby grants to the Grantee(s), 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 easement 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 reservation contained in said Declaration the same as though the provisions of said declarations were recited and stipulated at length herein".

BOX 334 CH

1961  
Abs  
No  
SW  
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ST5101157

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Property of Cook County

COUNTY TAX  
**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 SEP. 26. 07  
 REVENUE STAMP



STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 SEP. 26. 07



CITY TAX  
**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 SEP. 26. 07



# 0000044087  

REAL ESTATE TRANSFER TAX
00052.50
FP 103034

# 0000043984  

REAL ESTATE TRANSFER TAX
00105.00
FP 103032

# 0000015812  

REAL ESTATE TRANSFER TAX
00787.50
FP 103033



# UNOFFICIAL COPY

STREET ADDRESS: 6049 NORTH TALMAN AVENUE UNIT GA

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 13-01-227-003-0000

**LEGAL DESCRIPTION:**

UNIT GARDEN A IN 6045 N. TALMAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34 AND 35 IN BLOCK 4 IN T. J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER BEING A SUBDIVISION OF THE EAST 1/2 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 SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0620034017, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office