## **UNOFFICIAL COPY**

STSIOUST

### **SPECIAL** WARRANTY DEED



0727126077 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 09/28/2007 10:26 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:** 

Le Sh.

Olympia

Clarks
Offica 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

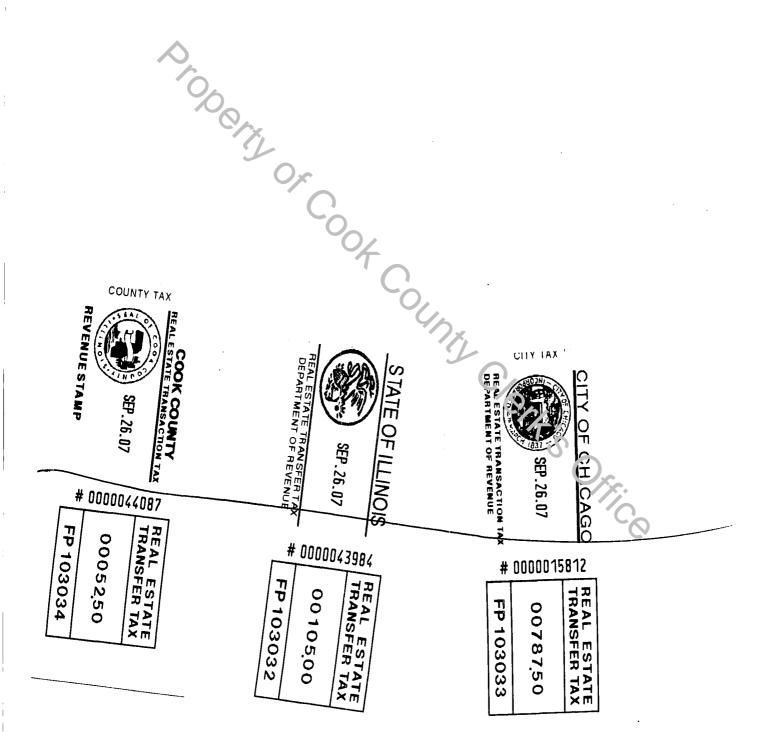
SEE ATTACHED EXHIBIT A

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".

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Together with all and singular the hereditaments and appurtenances thereunto, belonging or in anywise appertaining, and the reversion and reversions, remainders 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 in 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, upon the Grantee(s) its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor 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 recited herein; and that it WILL WARRANT AND DEFEND subject to general taxes for the year 2006 and subsequent years and covenants, conditions, restrictions and easements of record 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.

21 Cycy of Septenber, 2007. Dated this

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Member this 2 day of

Stanislaw Siembida, Member

State of Illinois )SS County of Cook )

By

14 CO417 I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Stanislaw Siembida, personally known to rue to be a Member of the North Talman Development, L.L.C. and personal 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 they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this \_\_\_\_\_ day of \_Sex \_ 2007.

**NOTARY PUBLIC** 

This instrument prepared by:

Carmel K. York 747 N. Wabash Chicago, Illinois 60611

OFFICIAL SEAL **CARMEL YORK** Notary Public - State of Illinois My Commission Expires Feb 08, 2011

Mail to:

Tax bill to:

FRED BECKER 136 AULASKI NOAD CAMMER CITY ILL GOYDY

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STREET ADDRESS: 6049 NORTH TALMAN AVENUE AL COPY

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 Property of Cook County Clark's Office DOCUMENT NUMBER 0620034017, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

CLEGALD