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UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 5th day of October, 2007 by **6127 TALMAN LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, of the City of Chicago, County of Cook, State of Illinois and **SALOMON RIOS** having an address of 6072 North Whipple, Chicago, Illinois Grantee.



Doc#: 0730411071 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2007 11:48 AM Pg: 1 of 3

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the Grantee, thier successors and assigns, **FOREVER**, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit "A" attached hereto:

Permanent Real Estate Index Number: 13-01-219-045 (underlying land only)

Address of Real Estate: 6127 North Talman, Unit 3W, P-2, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the revision and reversions, remainder 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 equity, of, in and to the Premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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 Unit set forth in the Declaration of Condominium (herein "Declaration"); and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land 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.

This deed is further subject to the terms and provisions contained in the Declaration of Covenants, conditions and restrictions recorded with the Cook County Recorder of Deeds on June 20, 2006 as document number 0617131050 relating to, among other things.

2007

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-440-4242

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2 N. LaSalle Street
Suite 625
Chicago, IL 60602

CITY OF CHICAGO
CITY TAX
OCT. 30. 07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0080024328
REAL ESTATE TRANSFER TAX
0155625
FP 102807

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LEGAL DESCRIPTION

Parcel 1: Unit 3W and P-2 together with its undivided percentage interest in the common elements in 6127 N. Talman Condominium, as delineated and defined in the Declaration recorded as document number 0617131050 East 20 acres of the East 1/2 of the West 1/2 of the Northeast Fractional 1/4, of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Unit, 3-W, a Limited Common Elements as delineated on a survey to condominium recorded as document number 0617131050.

Commonly known as:

6127 West Talman
Condo 3W
Chicago, IL

Property of Cook County Clerk's Office

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, 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 said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND, subject to:** (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all rights easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by the **TALMAN PLACE CONDOMINIUM ASSOCIATION**, (the "Association") recorded in the Office of the Cook County Recorder of Deeds on June 20, 2006 as document number 0617131050 to itself and its successors and assigns, for the benefit of said Unit set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Premises does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure grantee against loss or damage.

IN WITNESS WHEREOF, This Special Warranty Deed is executed this 5th day of October, 2007

3127 Talman LLC

by: Valdir Barion, Managing Member

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, the undersigned, in and for said County in the State aforesaid do hereby certify that Valdir Barion, Managing Member of 6127 Talman LLC, an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 5th day of October, 2007

Michelle Yanoff
Notary

"OFFICIAL SEAL"
MICHELLE YANOFF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/2010



Prepared by:
Richard Indyke
221 N. LaSalle St., Suite 1200
Chicago, Illinois 60601-1305

Return to: *Salomon Rios*
6127 N. TALMAN #3W
CHICAGO IL 60657

STATE TAX
STATE OF ILLINOIS
OCT. 30.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002014
REAL ESTATE TRANSFER TAX
0020750
FP 102804

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 30.07
REVENUE STAMP

1822400888 #
REAL ESTATE TRANSFER TAX
0010375
FP 102810