

UNOFFICIAL COPY



Doc#: 0731122095 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2007 02:56 PM Pg: 1 of 2

Cook (1)

SPECIAL WARRANTY DEED

After Recording, Mail to:

Michael Paul Cohen, Esq.
Attorney at Law
435 W. Erie St., Suite 802
Chicago, IL 60610

*This space is for **RECORDER'S USE ONLY***

EST 0719030

THIS INSTRUMENT, is made as of November 1, 2007 between 2454 N. Lawndale, LLC an Illinois limited liability company ("Grantor"), having an address of 4010 Greenacre, Northbrook, IL 60062 and Alice Singleton, (as "Grantee") having an address of 2427 N. Kedzie Ave., Chicago, IL 60647.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

UNIT #3705-2 IN LOGAN SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 1 AND 2 IN BLOCK 1 IN KERSTEN'S SUBDIVISION OF LOT 14 IN KIMBELL'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED NOVEMBER 28, 2005 AND RECORDED MARCH 3, 2006 AS DOCUMENT NUMBER 0606210099 IN COOK COUNTY, ILLINOIS.

Commonly known as: 2454 N. Lawndale, Unit 3705-2(a/k/a 3705 W. Altgeld, #2 Chicago, IL 60647 - Logan Square Condominium - Permanent Tax Number (underlying): 13-26-328-018-0000

Grantor also grants to 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 aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended 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.

UNOFFICIAL COPY

This Deed is subject to: (1) general real estate taxes for 2007 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

The Tenant of this Unit has waived or failed to exercise the right of first refusal to purchase this Unit or the Tenant, if any, had no right of first refusal. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to the signed and delivered as of the day and year first above written.

City of Chicago
Dept. of Revenue
535242
11/07/2007 11:44 Batch 40737 26



Real Estate
Transfer Stamp
\$1,462.50

2454 N. Lawndale, LLC, an Illinois Limited Liability Company

By: _____
Title: Manager

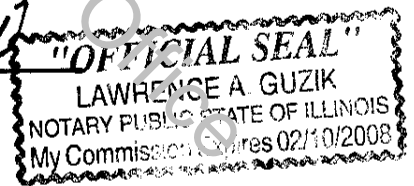
State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel Grois, 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 own free and voluntary act as Manager of 2454 N. Lawndale, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of November, 2007.

My Commission expires:

Lawrence A. Guzik
Notary Public

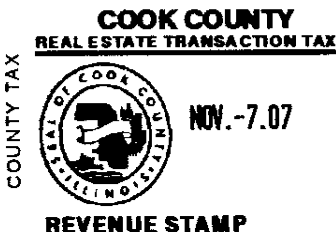


This document prepared by:

Lawrence A. Guzik, Esq.
Attorney at Law
330 E. Main St., Suite 215
Barrington, IL 60010

Send Subsequent tax bills to:

Mary Swible
2454 N. Lawndale Unit 3105-2
CHICAGO, IL 60647



# 0000034327	REAL ESTATE TRANSFER TAX
	0009750
	FP 103042

OF ILLINOIS

NOV.-7.07

REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE

# 0000022839	REAL ESTATE TRANSFER TAX
	0019500
	FP 103037