

UNOFFICIAL COPY



Doc#: 0731340099 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/09/2007 11:58 AM Pg: 1 of 5

SPECIAL WARRANTY DEED Illinois Statutory

THIS INDENTURE WITNESSETH, made this 31ST day of October, 2007, that the Grantor, **DARMAN DEVELOPMENT PROPERTIES, LLC**, an Illinois limited liability company, organized 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, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and pursuant to the authority of the Member of said limited liability company, hereby does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, **MICHAEL JORDAN**, whose address is P.O. Box 7777, Romeoville, IL 60446, the following described real estate, situated in the County of Cook, and State of Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY ADDRESS: 6726 S. Oglesby, Unit 3, Chicago, IL 60602
Ave

PERMANENT PROPERTY INDEX NO: 20-24-405-022 - 0000

Together with all and singular the hereditments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion 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 above described premises, with the hereditments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, her 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 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.

Grantor further covenants that the Tenant of the Unit 3 has waived or has failed to exercise the option to purchase the Unit.

BOX 334 CTI

1 of 1

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DM


SA3432050

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



NOV.-8.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000045165

REAL ESTATE TRANSFER TAX
00286.00
FP 103032

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



NOV.-8.07


REVENUE STAMP

0000045270

REAL ESTATE TRANSFER TAX
00143.00
FP 103034

CITY OF CHICAGO

CITY TAX



NOV.-8.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016272

REAL ESTATE TRANSFER TAX
02145.00
FP 103033

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THIS INSTRUMENT IS SUBJECT TO: general real estate taxes not yet due and payable; easements, covenants, restrictions and building lines of records; encroachments, if any, which do not effect the use of the Unit(s) as a residence as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium ("Declaration") and all amendments thereto; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; installments due after Closing for assessments levied pursuant to the Declaration.

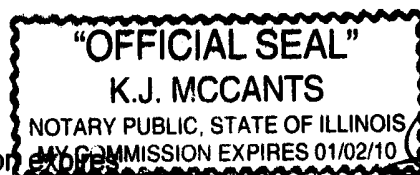
IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized Member, this 31st day of October, 2007.

DARMAN DEVELOPMENT PROPERTIES, LLC,
an Illinois limited liability company

BY 
Darryl Washington, Its Sole Member

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 DARRYL WASHINGTON, sole Member of **DARMAN DEVELOPMENT PROPERTIES, LLC**, an Illinois Limited Liability Company, 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 on behalf of the Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st of October, 2007.



My Commission Expires


Notary Public

This instrument was prepared by: Arnold S. Newman, Newman, Boyer & Statham, 18400 Maple Creek Drive, Suite 500, Tinley Park, IL 60477

MAIL TO: Michael Jordan

and

SEND TAX BILLS TO: 6726 S. Oglesby Ave CHICAGO, IL 60649

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"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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1410 SA3432050 OF
STREET ADDRESS: 6726 SOUTH OGLESBY AVENUE UNIT 3
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 20-24-405-022-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 3 IN THE 6726 S. OLGESBY CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.
LOT 29 IN BLOCK 2 IN LAKE SHORE & JACKSON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 2/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A " TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2007 AS DOCUMENT NO. 0730503047, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.
PARCEL2: THE EXCLUSIVE RIGHT TO USE PARKING GARAGE SPACE G-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS, AS DELINEATED ON SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS NO. 0730503047.