



Doc#: 0733042050 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/26/2007 10:25 AM Pg: 1 of 3



**SPECIAL
WARRANTY DEED**
Statutory (Illinois)

SA 3668773 @

THE GRANTOR, SCHOOLINA DEVELOPMENT, LLC, an Illinois limited liability company, of 2556 W. Chicago, Chicago, IL for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to TIMOTHY SCHOTT, of 11 East 1st Street, Unit 16, New York, NY 10003 (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

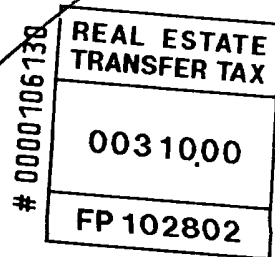
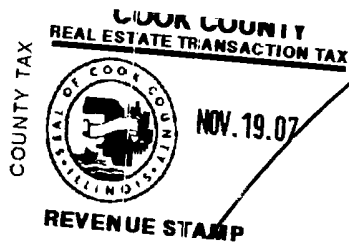
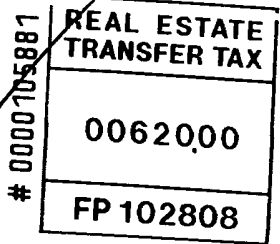
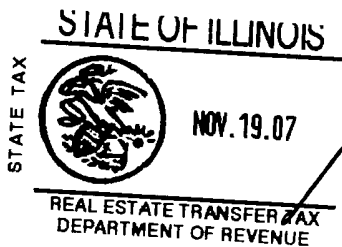
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A

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 3255 North Paulina Condominium Association (the "Declaration"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Number(s): 14-19-430-001-0000

Address of Real Estate: 3255 N. Paulina, Unit 3B and P-3/P-4, Chicago, IL 60657



Box 334

UNOFFICIAL COPY

Dated as of the 15th day of November, 2007

CITY OF CHICAGO

CITY TAX



NOV. 19.07

REAL ESTATE TRANS. TAX
DEPARTMENT OF REVENUE

0000000402

**REAL ESTATE
TRANSFER TAX**

0465000

FP 102805

SCHOOLINA DEVELOPMENT,
L.L.C., an Illinois limited liability
company

By: Maria J. Whipple
Maria J. Whipple, Member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Maria J. Whipple, Member of Schoolina Development, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of November, 2007.

Teresa L. West
Notary Public

Official Seal
Teresa L. West
Notary Public of Illinois
My Commission Expires 11/15/08

Commission expires:

This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording, Mail to:
Leo G. Hubel
2021 N. Cartland
Chicago, IL 60647

Send Subsequent Tax Bills to:
Schoolina Development
2556 W. Chicago
Chicago, IL 60622

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 3B, P-3 AND P-4 IN 3225 NORTH PAULINA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 24, 25, AND 26 IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS APPENDIX A TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0132015053; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON- EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0132015053.

“Grantor also hereby grants Grantee, it’s 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, as Grantor reserves to itself, it’s successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.”

“This Deed 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.”

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.