マガン	SPECIAL WARRANTY DEED / Doc#: 0733942056 Fee: \$28.00
40	Statutory - Illinois / Eugene "Gene" Moore RHSP Fee:\$10.0 / Cook County Recorder of Deeds / Date: 12/05/2007 10:24 AM Pg: 1 of 3
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7	WARRANTY DEED
	THE GRANTOR, 4436 N Darne. LLC, an Illinois limited liability company, 1967 West Cullom, Unit G, Chicago, Illinois 60613, 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 for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by Members and Managers, CONVEYS to Tiffany Kyle, a Single Would (enter marital status), the following described
9	real estate situated in Cook County, Illinois; to wit:  AND WARRANTS  See Attached Legal Description
12222	GRANTOR ALSO HEREBY GRANTS TO THE GRANTE! ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNITS DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNITS SET FORTH IN THE DECLAR ATION OF CONDOMINIUM, 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.
Н	THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 had no right of First Refusal.
2	SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subzequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereto; and (k) installments of regular assessments due after this date established pursuant to the Declaration of Condominium.
	to have and to hold said premises, forever as
٠	P.I.N.: 14-18-134-019-0000 Address of real estate: 4434 N Damen Ave, Unit 3W Chicago, Illinois 60625

IN WITNESS WHEREOF, 4436 N Damen LLC, an Illinois limited liability company, has caused its name of the second sec

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FP 102808

DEPARTMENT OF REVENUE

signed to these presents by its duly authorized agent and officer this 4436 N Damen, LLC By: STATE OF ILLINOIS )SS COUNTY OF COOK MICHAEL GRACE I, the undersigned Ulotary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT the Undersigned, a Manager of 4436 N Damen 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 said instrument on behalf of 4436 N Damen LLC, as his own free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notarial seal this 20th day of November, 2007. CITY OF CHICAGO Elizabeth Aguirre REAL ESTATE Notary Public State of Illinois TRANSFER TAX My Commission Expires 11/20/2010 This instrument was prepared by: 0213000 Mohammed A. Nofal, REAL ESTATE TR. NSACTION TAX Langhenry, Gillen & Lundquist, LLC, FP 102805 29 S. LaSalle St., Suite 720, Chicago, Illinois 60603. ESTATE TRANSACTION TAX REAL ESTATE ITA ISFER TAX HOV.\27.07 Send subsequent tax bills to: 0014200 REVENUE STAMP FP 102802 Mail to: AUL D. FISCHER STATE OF ILLINOIS REAL ESTATE TRANSFER TAX NOV.27.07 0028400 REAL ESTATE TRANSFER TAX

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## **UNOFFICIAL COPY**

## **LEGAL DESCRIPTION**

UNIT 4434-3W IN THE ROBEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 6, 7 AND 12 IN COUNTY CLERKS DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NOPTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SUTVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730215070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

NDIVIDE 2

NK COUNTY, ILLINOIS.

CONTROL

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