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Doc#: 0734635096 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2007 10:20 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **6450 NORTH TROY, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real

THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **ANDREI MOLDOVAN**, ("Grantee"), an unmarried person, address is: 2115 W FARWELL #305, CHICAGO, ILL the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.


PNTN
70 W MADISON STE 1600
CHICAGO IL 60602

408

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CITY TAX

CITY OF CHICAGO



DEC.-6.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015475

REAL ESTATE TRANSFER TAX
02242.50
FP 103026

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC.-4.07


REVENUE STAMP

0000034955

REAL ESTATE TRANSFER TAX
00140.50
FP 103025

STATE TAX

STATE OF ILLINOIS



DEC.-4.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034953

REAL ESTATE TRANSFER TAX
00002.00
FP 103021

STATE TAX

STATE OF ILLINOIS



DEC.-4.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034955

REAL ESTATE TRANSFER TAX
00200.00
FP 103021

STATE TAX

STATE OF ILLINOIS



DEC.-4.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034954

REAL ESTATE TRANSFER TAX
00097.00
FP 103021

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

~~NOV 15 2007~~

6450 NORTH TROY, LLC
an Illinois limited liability company

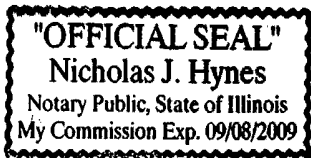
By: 
GHEORGE POP

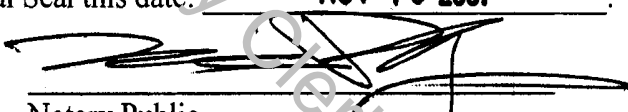
Its: Manager

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 GHEORGE POP is the manager of 6450 NORTH TROY, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date: NOV 15 2007




Notary Public

My commission expires _____

After Recording Mail to:

Andrei Moldovan
6450 N. Troy #1-E
Chicago, IL 60645

Send Subsequent Tax Bills to:

Andrei Moldovan
6450 N. Troy #1-E
Chicago, IL 60645

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Ave., Chicago, IL 60630

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NO. 1-E IN THE 6450 NORTH TROY CONDOMINIUM, BEING A PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 70 IN REINBERG'S NORTH CHANNEL SUBDIVISION IN THE SOUTHWEST 1/4 OF FRACTIONAL SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 2007, AS DOCUMENT NO. 0704715122, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER. 10-36-320-016-0000

ADDRESS OF PROPERTY: 6450 NORTH TROY, UNIT 1-E
CHICAGO ILLINOIS 60645

Cook County Clerk's Office