

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

8422 PRR-07
Township

THIS INDENTURE WITNESSETH,

That the Grantor, **3259 N. HOYNE 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 described real estate is located,



Doc#: 0734733139 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/13/2007 02:00 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Frederick A. Ziegler and June R. Ziegler, as Trustees to the Declaration of Trust dated March 29, 1996, and known as The Ziegler Trust ("Grantee"), whose address is 14082 Sterling Lane, Huntley, Illinois 60142, the following described real estate, to-wit:

UNIT NO. 2E AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 IN 3259 N. HOYNE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 35 IN SUB BLOCK 1 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 OF EXECUTORS OF W.E. JONES SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST QUARTER (1/4) OF THE NORTH EAST QUARTER (1/4) THE SOUTH EAST QUARTER (1/4) OF THE NORTH WEST QUARTER (1/4) AND THE EAST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR 3259 N. HOYNE CONDOMINIUM RECORDED 2/11/07 AS DOCUMENT NUMBER 0734503027 ("DECLARATION"), AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

Box 400-CTCC

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SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record so long as the same does not interfere with the use of the parcel as a residence or automobile parking space; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 14-19-327-001-0000

Commonly known as: 3259 N. Hoyne, Unit 2E, Chicago, IL 60618


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 11th day of December, 2007.

3259 N. HOYNE LLC,
an Illinois limited liability company

By: [Signature]
Lawrence DeKoven, Manager

STATE TAX

STATE OF ILLINOIS



DEC. 12. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008857

REAL ESTATE TRANSFER TAX
0032150
FP 103024

CITY TAX

CITY OF CHICAGO



DEC. 12. 07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006085

REAL ESTATE TRANSFER TAX
0241125
FP 103023

COUNTY TAX

COOK COUNTY



DEC. 12. 07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000006917

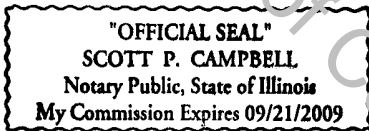
REAL ESTATE TRANSFER TAX
0016075
FP 103022

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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 Lawrence DeKoven, as Manager of 3259 N. Hoyne LLC, an Illinois limited liability company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, 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 limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of December, 2007.



[Signature]
 Notary Public

My commission expires 9/21/09

After Recording Mail to:
FRED + JUNE Ziegler
14082 Sterling Lane
Huntley, IL 60142

Send Subsequent Tax Bills to:
JULIE Ziegler
3259 N. Hoyne
Unit 2E
Chicago, IL 60618

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601