

Doc#: 0734841180 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 12/14/2007 03:55 PM Pg: 1 of 3

COOK COUNTY RECORDING
C/X
DEED
MORTGAGE
ASSIGNMENT
POWER OF ATTORNEY
RELEASE
SUBORDINATION AGREEMENT
OTHER
RETURN TO:

0734841180D Page: 2 of 3

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GTTc#070936CTI

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ______ day of _______ 2007, between 4834-40 Henderson, LLC, an Illinois limited to ansact business in the State of Illinois, as GRANTOR, and PATRICK LEVVINTRE, 3428 N. Kilpatrick, Chicago, I. 60641, as GRANTEE.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, att ated in the County of Cook, State of Illinois and described as follows, to wit:

PARCEL ONE:

UNIT 4836-2A IN THE 4834-40 W. HENDERSON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND THE EAST 14 FEET ¼ INCH CF LOT 8 IN ROSENBERG'S RESUBDIVISION OF LOTS 14 TO 45, INCLUSIVE, AMD LOT 46 (EXCEPT 1HE EAST 30 FEET) OF BLOCK 1 OF EDWARDS SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THILD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 072560306? TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-19, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESALD RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725603002

PIN: 13-21-411-013-0000; 13-21-411-014-0000

ADDRESS OF PROPERTY: 4834-40 W. HENDERSON, UNIT 4836-2A, CHICAGO, ILLINOIS, 60641

Together with all and singular the hereditaments 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, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with 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.

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And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements:
- 4 Covenants, conditions, restrictions of record as to use and occupancy;
- 5 Applicable zoning and building laws, ordinances and restrictions:
- 6 Roads and highways, if any;
- 7 Provisions of the Condominium Property Act of Illinois:
- installments due after the date of closing of assessments established pursuant to the Declaration; 8
- 9. Gartee's mortgage, and
- 11 acts done or suffered by the Grantee

TO HAVE AND TO HOLD in same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor be a saused its name to be signed the date and year first above written

4834-40 HENDERSON, LI

Nikola Lukic, Managing Member

STATE OF ILLINOIS

COUNTY OF COOK

REAL ESTATE TRANSFER TAX

0006600

00000035970

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FP 103042

I, the undersigned, a Notary Public in and for the County and Stat afolesaid, DO HEREBY CERTIFY that Nikola Lukic, a Managing Member of 4834-40 HENDERSON, LLC, ar 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 as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this

) SS

NOTARY PUBLIC, SIAME OF ILLINOIS MY COMMISSION EX. IA:S 7-29-2009

This Deed was prepared by: Canmann & Chaiken, 111W. Washington, Chicago, IL 60602

FFR TAX VENUE

Send Subsequent tax bills to:

teluintre

After Recording mail to: zik+ Dunia i

Traditional Title Company, LLC 2101 S. Arlington Heights Rd Suite 103 Arlington Heights, II 60005 847-621-0810

REAL ESTATE NOIS TRANSFER TAX 4.07 0013200

FP 103037

538886 Dept. of Revenue

12/14/2007 10:22

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\$990.00

Real Estate