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575102665 27091410_{CTIC}

SPECIAL WARRANTY DEED

The grantor,

V. H. Remodeling, Inc., an Illinois Corporation, for and in consideration of the sum of Ten and No/100 (10.00) Dollars, and other Cood and valuable consideration, in hand paid, CONVEYS and WARRANTS to



Doc#: 0736240068 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 12/28/2007 10:55 AM Pg: 1 of 3

Lorenzo R. Luna and

Aida Luna, husband and wife, residing at 6409 N. Newgard Ave., Chicago, Illinois, 60626, not as tenants in common or as joint tenants but as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

AS PER THE ATTACHED LEGAL DESCRIPTION

and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois, subject only to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments, if any; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominar. Property Act (the "Act") (6) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residence; (7) leases and licenses affecting the Common Elements (as defined in the Declaration) (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; (9) liens, encroachments or other matters 25 to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the rayment of money at the time of Closing and which Seller shall so remove at the time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 11-32-323-015-0000

Property Address: 6436-38 N Greenview Ave, Unit 6436-B, Chicago, Illinois 60626

Dated this 20th day of December 2007.

V.H. Remodeling, Inc

Viorel Horvat, its President

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave.#201, Chicago, Illinois

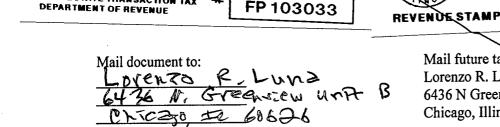
BOX 333-CTP

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0736240068D Page: 2 of 3

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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 Viorel Horvat, personally known to me to be the President of V.H. Remodeling, Inc., and 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 as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under inv hand and official seal this _____ day of OFFICIAL SEAL JON TOMOS NOTARY PUBLIC - STATE OF ILLINOIS Notary Public MY COMMISSION EXPIRE 5:03/18/10 STATE OF LLINOIS REAL ESTATE TRANSFER TAX DEC.27.07 0025200 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE ER 103032 CITY OF CHICAGO COOK COUNTY REAL ESTATE REAL ESTATE 0000046369 TRANSACTION TAX TRANSFER TAX TRANSFER TAX



0189000

9EC.27.07

ESTATE TRANSACTION

Mail future tax bills to: Lorenzo R. Luna & Aida Luna 6436 N Greenview Ave., Unit 6436-B Chicago, Illinois 60626

0012600

FP 103034

DEC.27.07

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Legal description:

Parcel 1

Unit **6436-B** in the Greenview- Schreiber Condominiums, as depicted on the plat of survey of the following described parcel of real estate:

LOTS 24 AND 25 IN S. F. HOLLESEN'S FIRST ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOTS 9, 10 AND 11 IN L.C. PAINE FREER'S (RECEIVER) SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 66 FEET OF THE SOUTH 359.61 FEET OF THAT PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PROCEPAL MERIDIAN LYING EAST OF CLARK STREET, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLAR ATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 27, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0723903094, AS AMENDED FROM TIME TO TIME, COGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N: 11-32-323-015-0000

6436-38 N. Greenview Ave / 1508-10 W. Schreiber Ave Unit 6436-B, Chicago, Illinois

GRANTOR HEREBY ALSO GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE AEOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE CENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

THE 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.

THE TENANT, IF ANY, OF UNIT 6436-B HAS FAILED TO EXERCISE HIS/HER RIGHT OF FIRST REFUSAL.