

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0736233164 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2007 01:39 PM Pg: 1 of 4

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,

842-2876  
Homes B1 1072

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 Joan Buchanan ("Grantee"), whose address is 957 Palmer, Plymouth, Michigan, 48170, the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

PARCEL 1:

UNIT NO. 2W IN THE 3259 N. HOYNE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 35 IN SUB-BLOCK 1 IN OSCAR CHARLES' SUBDIVISION OF BLOCK 48 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST QUARTER ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF), WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0734503023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

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 2W, Chicago, IL 60618


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 21<sup>st</sup> day of December, 2007.

**3259 N. HOYNE LLC,**  
an Illinois limited liability company

By: [Signature]  
Lawrence DeKoven, Manager

STATE TAX	
	DEC. 27. 07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000008927	REAL ESTATE TRANSFER TAX
	00389.00
	FP 103024

CITY TAX	
	DEC. 27. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000006128	REAL ESTATE TRANSFER TAX
	02918.00
	FP 103023

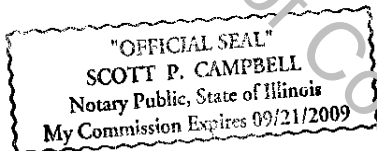
COUNTY TAX	
	DEC. 27. 07
REAL ESTATE TRANSACTION TAX REVENUE STAMP	
# 0000006987	REAL ESTATE TRANSFER TAX
	00194.50
	FP 103022

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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 21<sup>st</sup> day of December, 2007.



[Signature]  
 Notary Public

My commission expires 9/21/09

After Recording Mail to:

Brian M. Ozog  
230 W. Monroe St., Ste. 250  
Chicago IL 60606

Send Subsequent Tax Bills to:

Joan D. Buchanan  
3259 N. Hoyne, # 2W  
Chicago, IL 60618

This Instrument Was Prepared by:  
 Whose Address Is:

Horwood Marcus & Berk Chartered  
 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1401 008422876 D2  
**STREET ADDRESS:** 3259 NORTH HOYNE AVENUE, UNIT 2W & P3  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-19-327-001-0000

**LEGAL DESCRIPTION:**

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UNIT 2W IN THE 3259 N. HOYNE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 35 IN SUB-BLOCK 1 IN OSCAR CHARLES' SUBDIVISION OF BLOCK 48 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0734503023 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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