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Special Warranty Deed-Illinois
(LLC to Individual) *1164962*



Doc#: 0800911170 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2008 03:59 PM Pg: 1 of 3

Above Space for Recorder's Use Only

THIS INDENTURE, made this 28th day of **December**, 2007 between **KENMILL, LLC**, an Illinois Limited Liability Company, created under and by the virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Erin M. ~~Besnahan~~**, an unmarried woman of Chicago, Illinois to wit:
Bresnahan

AD
3739 N. Milwaukee Ave, Unit G-7, Chicago, Illinois 60641

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Directors of said Illinois Corporation, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs, assigns, **FOREVER**, all the following described land, situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 200~~8~~^{*AD*} and subsequent years; *HC*

Permanent Index Number(s) (PIN): 13-22-119-018-0000.

Address(es) of Real Estate: 3739 N. Milwaukee Ave, Unit G-7, Chicago, Illinois 60641

Together with all the singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or in equity, of, in and to the above described premise, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns that it has not done or suffered to be

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done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member Arthur Kitlas, the day and year first above written

By: *Arthur Kitlas*
Managing Member, Kenmill, LLC.

City of Chicago
Dept. of Revenue
540264
01/03/2008 11:51 Batch 00773 27



Real Estate
Transfer Stamp
\$1,200.00

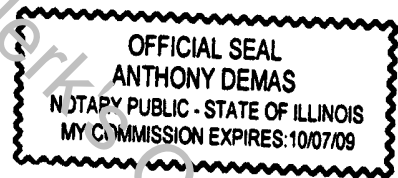
THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Arthur Kitlas person(s) whose names are 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 purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of December 2007.

Commission expires October 7, 2009

Anthony Demas
Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

Frederick E. Strute Atty
P.O. Box 9
Dwight, IL 60420

SEND SUBSEQUENT TAX BILLS TO:

Fran M. Bresnahan
3739 N. Milwaukee Ave.
Unit G-7
Chicago, IL 60641

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Exhibit A

4962

UNIT G-7 IN OLD IRVING PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13, 14, AND 15 IN BLOCK 7 IN GRAYLAND, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0717015130, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-22-119-018-0000 (UNDERLYING P.I.N.)

C/K/A 3739 N. MILWAUKEE AVE., UNIT G-7, CHICAGO, ILLINOIS 60641-3054

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

