

# UNOFFICIAL COPY



Doc#: 0801011094 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2008 12:16 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **7314 NORTH WINCHESTER, 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

THE ABOVE SPACE FOR RECORDER'S USE ONLY

in the State where the following described real estate is located, 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 **CRISTINA MANEA**, ("Grantee"), a(n) unmarried person, whose address is 4857 N Harding, Unit 3, Chicago, IL 60625 the following described real estate, to-wit:

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

The tenant has waived or failed to exercise 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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyers' quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyers, or anyone claiming by, through, or under Buyers; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyers against loss or damage.

PNTN  
70 W MADISON STE 1500  
CHICAGO IL 60602

YHC

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STATE OF ILLINOIS



JAN.-7.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000035336

REAL ESTATE  
TRANSFER TAX

00300.00

FP 103021

STATE OF ILLINOIS



JAN.-7.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000035334

REAL ESTATE  
TRANSFER TAX

00019.00

FP 103021

CITY OF CHICAGO



JAN.-7.08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015653

REAL ESTATE  
TRANSFER TAX

02392.50

FP 103026

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN.-7.08

COUNTY TAX

REVENUE STAMP

# 0000035335

REAL ESTATE  
TRANSFER TAX

00159.50

FP 103025

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

~~DEC 19 2007~~

7314 NORTH WINCHESTER, LLC  
an Illinois limited liability company

By:   
GHEORGE POP

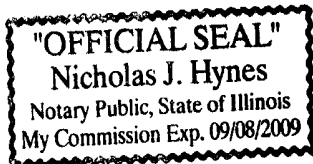
Its: Manager


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 GHEORGE POP is the member of 7314 NORTH WINCHESTER, LLC, an Illinois limited liability company, 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 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.

DEC 19 2007

GIVEN under my hand and Notarial Seal this date: \_\_\_\_\_



  
Notary Public

My commission expires \_\_\_\_\_

After Recording Mail to:

Send Subsequent Tax Bills to:

<u>Cristina Blanea</u>	<u>Cristina Blanea</u>
<del>4857 N. Halsted, Unit 3</del>	<del>4857 N. Halsted, Unit 3</del>
<del>Chicago, IL 60625</del>	<del>Chicago, IL 60625</del>
7322 N. Winchester, Unit 1W	7322 N. Winchester, Unit 1W
Chicago, IL 60626	Chicago, IL 60626

This Instrument Was Prepared by:  
Whose Address Is:

Douglas G. Shreffler  
4653 N. Milwaukee Avenue, Chicago, IL 60630

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## EXHIBIT "A"

### Legal Description

UNIT NO. 7322-1W AND PARKING SPACES P-8 IN THE 7314-22 NORTH WINCHESTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 8 (EXCEPT THE NORTH 19.50 FEET THEREOF) AND LOTS 9, 10, AND 11 IN JACOB HARLEY'S RESUBDIVISION OF PART OF BLOCK 1 IN MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 29, 2007 AS DOCUMENT NO. 0733303139, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 7314-22 N. Winchester Ave, Unit 7322-1W, Chicago, Illinois 60626

PERMANENT INDEX NUMBER: 11-30-408-042-0000 (undivided)

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