

# UNOFFICIAL COPY



0801111206D

Doc#: 0801111206 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2008 04:22 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **2200 N KEYSTONE, 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 **CARLOS ROMERO**, ("Grantee"), a(n) unmarried person, whose address is 17500 Prairie Ave., Torrance, CA 90504, 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.


**P.N.T.N.**

*[Handwritten signature]*

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CITY TAX

**CITY OF CHICAGO**

 JAN. 10.08


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000015707

REAL ESTATE TRANSFER TAX
01162.50
FP 103026

STATE TAX

**STATE OF ILLINOIS**

 JAN. 10.08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000035417

REAL ESTATE TRANSFER TAX
00155.00
FP 103021

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

 JAN. 10.08

REVENUE STAMP

# 0000035417

REAL ESTATE TRANSFER TAX
00077.50
FP 103025

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

DEC 19 2007**2200 N KEYSTONE, LLC**

an Illinois limited liability company

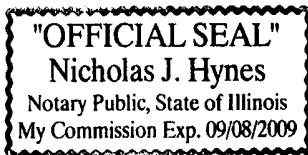
By: DACIAN DAN

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 2200 N KEYSTONE, 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.

GIVEN under my hand and Notarial Seal this date.

DEC 19 2007
  
 Notary Public

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

After Recording Mail to:

Carlos Romero  
1327 N. Grove, Apt A  
Ontario, CA 91764

Send Subsequent Tax Bills to:

Carlos Romero  
1327 N. Grove, Apt A  
Ontario, CA 91764

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. 4042-3 IN THE 2200 N. KEYSTONE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 23 (EXCEPT THE NORTH 17 FEET THEREOF) AND ALL OF LOT 24 IN BLOCK 50 IN KEENEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 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. 0733303140, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 2200 N. Keystone/4034-42 W. Palmer, Unit 4042-3  
Chicago, Illinois 60639

PERMANENT INDEX NUMBER: 13-34-215-042-0000 (undivided)