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Doc#: 0803811017 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2008 09:33 AM 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, 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.

P.N.M.


YLC

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. 31. 08


REVENUE STAMP

0000035565

REAL ESTATE TRANSFER TAX
00108.50
FP 103025

STATE OF ILLINOIS

STATE TAX



JAN. 31. 08


REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000035565

REAL ESTATE TRANSFER TAX
00217.00
FP 103021

CITY OF CHICAGO

CITY TAX



JAN. 31. 08

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000015780

REAL ESTATE TRANSFER TAX
01627.50
FP 103026

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EXHIBIT "A"

Legal Description

UNIT NO. 7314-2W 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 7314-2W
Chicago, Illinois 60626

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

Cook County Clerk's Office