## UNOFFICIAL

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, liability company limited 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 relicioning 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" att2 ched hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

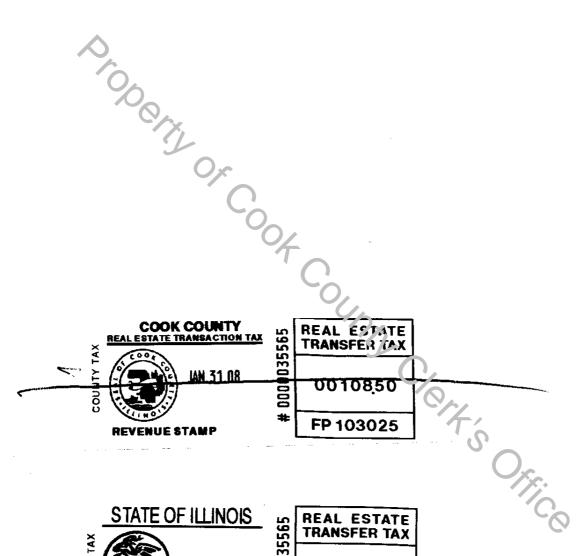
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

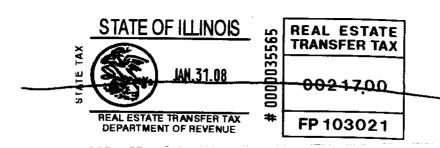
This Deed is subject to all rights, easements, covenants, conditions, restactions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

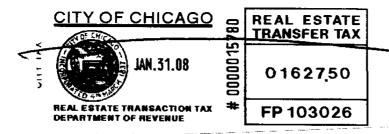
SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions, (a) public, 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.I.I. 4LC

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set its hand and seal this date: WHEREOF, Grantor has hereunto IN WITNESS IAN 18 2008

7314 NORTH WINCHESTER, LLC

an Illinois limited liability company

Its: Manager

STATE OF ILLINOI

COUNTY OF COOK

I, the undersigned, A Notary Public in and for the County and State aforesaid, do hereby certify that GHEORGE 20P is the member of //314 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 fortn.

GIVEN under my hand and Notarial Seal this date Notary Public Nicholas J. Hynes Notary Public, State of Illinois My Commission Exp. 09/08/2009 My commission expires Send Subsequent Tax Bills to:

After Recording Mail to:

Cristina 60626 6067.6

This Instrument Was Prepared by:

Douglas G. Shreffler

Whose Address Is:

4653 N. Milwaukee Avenue, Chicago, IL 60630

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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 PESUBDIVISION 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 ASTACHED 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:

1314-22 N. Winchester Ave, Unit 7314-2W

Ch'cago, Illinois 60626

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