

# UNOFFICIAL COPY



Doc#: 0805611017 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2008 09:53 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **6442-44 NORTH HAMILTON, 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 in the State

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 **NICOLE HOBNY**, ("Grantee"), a(n) unmarried person, whose address is 11709 S Ashland Chicago IL 60643, 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.**

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:  
FEB 07 2008

**6442-44 NORTH HAMILTON, LLC**  
an Illinois limited liability company

By:   
GHEORGE POP

Its: Manager

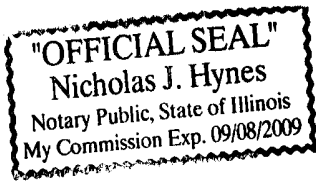
STATE OF ILLINOIS )

) 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 manager of 6442-44 NORTH HAMILTON, 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: FEB 07 2008





Notary Public

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

After Recording Mail to:

FREDERICK H. SMITH, ESQ  
1150 N. Wells  
Chicago, IL 60644

Send Subsequent Tax Bills to:

NICOLE HORDY  
6442 N. HAMILTON, UNIT 3  
CHICAGO, IL 60645

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. 6442-3 IN THE 6442-44 NORTH HAMILTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 131 AND 132 (EXCEPT THE SOUTH 20 FEET OF SAID LOT 132) IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, 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 FEBRUARY 13, 2008 AS DOCUMENT NO. 0804416157, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 6442-44 N. Hamilton, Unit 6442-3, Chicago, Illinois 60645

PERMANENT INDEX NUMBER: 11-31-316-019-0000 (undivided)

**CITY OF CHICAGO**  
CITY TAX  
FEB. 22. 08  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0210000
FP 103026

# 0000015890

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
FEB. 22. 08  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0014000
FP 103025

# 0000035778

**STATE OF ILLINOIS**  
STATE TAX  
FEB. 22. 08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0028000
FP 103021

# 0000035778

Cook County Clerk's Office