UNOFFICIAL COPY SPECIAL Doc#: 0805942005 Fee: \$28.00 WARRANTY DEED Eugene "Gene" Moore RHSP Fee:\$10.00 Statutory - Illinois Cook County Recorder of Deeds Date: 02/28/2008 08:17 AM Pg: 1 of 3 SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

THE GRANTOR, 4436 N Dame & LLC, an Illinois limited liability company, 1967 West Cullom, Unit G, Chicago, Illinois 60613, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illino's for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and

transact business in the State of Illino's for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by Members and Managers, CONVEYS to James J. Haskins, a <u>AN UNMARCIED</u> MAN (enter marital status), the following described real estate situated in Coek County, Illinois; to wit:

See Attached Legal Description

GRANTOR ALSO HEREBY GRANTS TO THE GRANTLE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNITS DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNITS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

The Tenant of the Unit had no right of First Refusal.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for succession that years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereon thereto; and (k) installments of regular assessments due after this date established pursuant to the Declaration of

Condominani.		
to have and to hold said premises, forever as	,	

P.I.N.: 14-18-134-019-0000 4438 N Damen Ave, Unit 1C Chicago, Illinois 60625 Address of real estate:

IN WITNESS WHEREOF, 4436 N Damen LLC, an Illinois limited liability company, has caused its name to

IN WITNESS WHEREOF, 4436 N Damen LLC, an Hinrols In signed to these presents by its duly authorized agent and officer the	
4436 N Damen, LLC	
By:	
STATE OF ILLINOIS)	
COUNTY OF COOK)	
I, the undersigned, a Notary Public in and for the County and Statundersigned, a Manager of 4436 N Damen LLC, an Illinois limit be the same person whose name is subscribed to the foregoing it this day in person and acknowledged that he signed and deliver LLC, as his own free and voluntary act, for the uses and purposes	ted liability company, personally known to me to instrument as such Manager, appeared before me red said instrument on behalf of 4436 N Damen
Given under my hand and notarial seal this 20th day of 116	rvary, 2008.
NOTARY PUBlicates Seal Notary Public State of Illinois My Commission Expires 11/20/2010 CITY OF	CHICAGO REAL ESTATE
This instrument was prepared by:	TRANSFER TAX 10 1425.00
Send subsequent tax bills to:	
JAMES HASKINS 4438 N. SAMEN UNITIC CHICAGO ILLINOIS GOL 25	SIAIE UF ILLINUIS REAL ESTATE TRANSFER TAX FEB. 22.08 00190.00
Mail to:	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE # FP 102808
16W361 So. PRONTAGE SVITE 126 BURR RIDGE ILLINOIS 60527	REAL ESTATE TRANSACTION TAX TRANSFER TAX FB.22.08 00095.00
	REVENUE STAMP # FP 102802

0805942005D Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 4438-1C IN THE ROBEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 6, 7 AND 12 IN COUNTY CLERKS DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 18, TOWNSHIP 40 NOP TH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SUTVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0730215070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.