Doc#: 0805906002 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 02/28/2008 12:15 PM Pg: 1 of 2

TTC# 081065 CT I'V

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of 2008, between 4834-40 Henderson, LLC, an Illinois limited liability company 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 Illinois, as GRANTOR, and HOWARD REICH, as GRANTEE.

4836 W. Henderson # 28 Chicaso IL Womard Colon WITNESS H. the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable

WITNESS'IH the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

PARCEL ONE:

UNIT 4836-2B IN THE 4834-40 W. HE DERSON CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND THE EAST 14 FEET ¼ INCH OF LOT 8 IN ROSENBERG'S RESUBDIVISION OF LOTS 14 TO 45, INCLUSIVE, AMD LOT 46 (EXCEPT THE EAST 30 FEET) OF BLOCK 1 OF EDWARDS SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE 1H'RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO 1FF DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725603002 1 DGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE OF STORAGE SPACE S-22, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFCRESAID RECORDED SEPTEMBER 13, 2007, AS DOCUMENT NO. 0725603002

PIN: 13-21-411-013-0000; 13-21-411-014-0000

ADDRESS OF PROPERTY: 4834-40 W. HENDERSON, UNIT 4836-2B, CHICAGO, ILLINOIS, 60(41)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with 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.

0805906002 Page: 2 of 2

UNOFFICIAL COPY

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements:
- 4 Covenants, conditions, restrictions of record as to use and occupancy;
- 5 Applicable zoning and building laws, ordinances and restrictions;
- 6 Roads and highways, if any;
- Provisions of the Condominium Property Act of Illinois;
- 8 Installments due after the date of closing of assessments established pursuant to the Declaration;
- 9. Grantee's mortgage, and
- 11 acis done or suffered by the Grantee

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written

STATE OF ILLINOIS

COOK COUNTY
REAL ESTATE TRANSCRON TAX

FB.28.08

REAL ESTATE
TRANSFER TAX

O0062.00

FP 103042

I, the undersigned, a Notary Public in and for the County and State of oresaid, DO HEREBY CERTIFY that Nikola Lukic, a Managing Member of 4834-40 HENDERSON, LL , an Illinois limited liability company, 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

OFFICIAL SEAL
JULIO A MARTINEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/29/11

Gay of Letty, 2007
NOTARY PUBLIC
NOTARY PUBLIC

This Deed was prepared by: Canmann & Chaiken, 111W. Washington, Chicago, IL 60602

Send Subsequent tax bills to:
Howard Reich
4836 w Henclerson # 28
Chicago IL 60641

After Recording mail to:

Howard / Reich

4886 Whenderson # 2B

Chicago, DC 60641

JOSEPHS HOLT ZMANSTON, STE 1505

Chicabo, Le 6660Z

FEB.28.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

00124,00

FP 103037

City of Chicago
Dept. of Revenue
545114

Real Estate Transfer Stamp \$930.00

02/28/2008 09:55 Batch 00709 33