

# UNOFFICIAL COPY



Doc#: 0805911168 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2008 03:35 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30 th day  
of November, 2007, between Hano Holdings LLC,  
Series 15, a 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, party of the first part,  
and Luis Castro party of the  
second part,

*\*unmarried man*

WITNESSETH, that the party of the first part, for and in consideration of the sum  
of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand  
paid by the party of the second part, the receipt whereof is hereby  
acknowledged, and pursuant to authority of the Manager of said limited liability  
company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY  
unto the party of the second part, and to their heirs and assigns, FOREVER, all  
the following described real estate, situated in the County of Cook and State of  
Illinois known and described as follows, to wit

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON  
ELEMENTS IN THE 3433 W. GRENSHAW CONDOMINIUM ASSOCIATION AS  
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NO. 0722722020 WHICH SURVEY IS ATTACHED AS EXHIBIT  
"A" TO THE DECLARATION OF CONDOMINIUM AS DELINEATED TO THE  
FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 9 IN 12<sup>TH</sup> STREET ADDITION TO CHICAGO, A  
SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 14,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND  
GREAT WESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights  
and easements set forth in said Declaration 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

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and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2007 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements on record, including the Declaration and (vi) the Condominium Property Act of Illinois. There were no tenants as this is new construction.

Permanent Real Estate Index Number(s):

16-14-427-010-000 (underlying)

Address of real estate: 3433 W. GRENSHAW, CHICAGO, ILLINOIS, 60624  
UNIT 2

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

Hano Holdings LLC-Series 15, an Illinois limited liability company

By: 

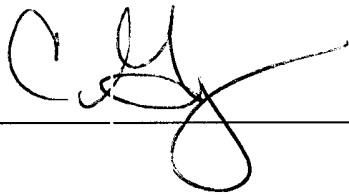
Hano Holdings, LLC-Series 15, by its Manager

STATE OF ILLINOIS,  
COUNTY OF DUPAGE ss.

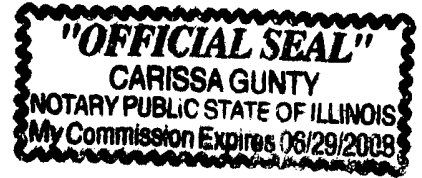
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Frank Desimpis, Manager of Hano Holdings LLC-Series 15, an Illinois company, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed, and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day  
of November, 2007

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(Notary Public)



Prepared by:

Elizabeth Sewruk, 1000 Jorie Blvd, Ste 36, Oak Brook, IL 60523


Mail to: 1159 Buckingham drive Carol Stream IL 60188

Send subsequent tax bills to:

Same as above


City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
545040 \$2,512.50  
02/27/2008 14:59 Batch 07201 110



**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
  
JAN. 29. 08  
**REVENUE STAMP**

# 0000037555

REAL ESTATE TRANSFER TAX
0016750
FP 103042

**STATE OF ILLINOIS**  
  
JAN. 29. 08  
**REAL ESTATE TRANSFER TAX**  
**DEPARTMENT OF REVENUE**

# 0000025289

REAL ESTATE TRANSFER TAX
0033500
FP 103037