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Doc#: 0807305264 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2008 04:05 PM Pg: 1 of 3

SPECIAL WARRANTY DEED A LIMITED LIABILITY COMPANY

466950

Mail to:

Joanna T. Riester & Michael J. Comeford
5123 N. Kenmore Avenue, Unit 203
Chicago, Illinois 60640

Send subsequent tax bills to:

Joanna T. Riester & Michael J. Comeford
5123 N. Kenmore Avenue, Unit 203
Chicago, Illinois 60640

This Agreement, made this 7th day of March, 2008 between **5121 NORTH KENMORE, L.L.C.** a limited liability company existing under the laws of the State of Illinois, with its principal place of business at 5121 N. Kenmore, Chicago, IL, party of the first part, and **JOANNA ~~X~~RIESTER AND MICHAEL J. COMEFORD*** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars (\$10.00) DOLLARS and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT AND CONVEY unto the party of the second part, and to its 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: ***wife & husband, as TENANTS BY THE ENTIRETY**

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, of the party of the first part, either in law or 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 party of the second part, its heirs and assigns forever.

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, its 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 charge, 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: General real estate taxes not yet due, restrictions of record, easements.

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STATE OF ILLINOIS

STATE TAX

HAR. 12. 08

REAL ESTATE TRANSFER TAX

0023250

FP 103037

0000026906

Permanent Real Estate Index Number: 14-08-402-003-0000

Address of Real Estate: 5123 N. KENMORE AVE., UNIT 203, CHICAGO, IL 60640

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents.

Dated this 7th day of March, 2008.

5121 NORTH KENMORE, LLC
An Illinois Limited Liability Company

By: Monica Iusco
MONICA IUSCO
Its: **Manager**

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

HAR. 12. 08

REVENUE STAMP

REAL ESTATE
TRANSFER TAX

0011625

FP 103042

0000039468

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that **MONICA IUSCO**, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand an official seal this 7th day of March, 2008.

Lila M. Gandarilla
NOTARY PUBLIC

"OFFICIAL SEAL"
LILA M. GANDARILLA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/19/2011

This instrument was prepared by:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5045 N. HARLEM AVENUE
CHICAGO, IL 60656

City of Chicago
Dept. of Revenue

Real Estate
Transfer Stamp

546142

\$1,743.75

03/12/2008 12:01 Batch 06239 41

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Exhibit A

H66950

UNIT 203 IN THE 5121-5123 NORTH KENMORE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN BLOCK 3 IN ARGYLE SUBDIVISION, A SUBDIVISION OF LOTS 1 AND 2 OF FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL 1/4 AND LOTS 1 AND 2 OF COLEHOUR AND CONARROE'S SUBDIVISION OF LOT 3 IN FUSSEY AND FENNIMORE'S SUBDIVISION SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2007 AS DOCUMENT NUMBER 0723315044, AS MAY BE AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. 14-08-402-003-000 (UNDERLYING P.I.N.)

C/K/A 5123 NORTH KENMORE AVENUE, UNIT 203, CHICAGO, ILLINOIS 60640

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 HEREIN.

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.

Property of Cook County Clerk's Office