

P.N.T.N.

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SPECIAL WARRANTY DEED



Doc#: 0810940192 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/18/2008 03:58 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, **KIMBALL AT 5711 NORTH, 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 where the following describe real

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 **GEOVANNY ALVARADO, a(n) married person, and KENNETH F. FLESCHE, a(n) married person** ("Grantee/s), with an undivided 50% interest as Tenants in Common, whose address is 7400 N. Western Ave., Chicago, IL 60645, 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(s), 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 Buyer's 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 Buyer(s), or anyone claiming by, through, or under Buyer(s); and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer(s) against loss or damage.

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Property of Cook County Clerk's Office

CITY OF CHICAGO

APR. 17.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016183

REAL ESTATE TRANSFER TAX
01354.50
FP 103026

STATE OF ILLINOIS

STATE TAX

APR. 17.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036337

REAL ESTATE TRANSFER TAX
00129.00
FP 103021

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

APR. 17.08

REVENUE STAMP

0000036337

REAL ESTATE TRANSFER TAX
00064.50
FP 103025

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
APR 10 2008

KIMBALL AT 5711 NORTH, LLC
 an Illinois limited liability company

By: _____

MARIAN C. ILIE

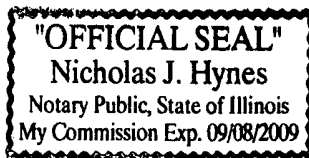
Its: Manager

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 Marian C. Ilie is the manager of KIMBALL AT 5711 NORTH, 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: _____

APR 10 2008



Notary Public

My commission expires _____

After Recording Mail to:

Robin King
669 Walden Rd.
Winnetka, IL 60093

Send Subsequent Tax Bills to:

Geovanny Alvarado
7400 N. Western Ave.
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. 5715-2N IN KIMBALL COURTS CONDOMINIUM, AS
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING
DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K.
KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO
ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE
SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY
LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF
SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE
DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, 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 APRIL 12, 2007 AS
DOCUMENT NO. 0710210140, TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY IDENTIFICATION NUMBER:

13-02-421-011-0000
13-02-421-012-0000
13-02-421-013-0000

ADDRESS OF PROPERTY:

5711-21 N. Kimball, Unit 5715-2N
Chicago, Illinois 60659