UNOFFICIAL COPY

Special Warranty Deed

Statutory (Illinois) Corporation to Corporation

The GRANTOR, L & P DEVELOPMENT, LLC,



0811610086 Fee: \$38.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 04/25/2008 12:07 PM Pg: 1 of 2

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, for and in consideration of Ten & 00/100 Dollars (\$10.00), in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

KMA CONSTRUCTION, LLC,

a limited liability company created and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook. in the State of Illinois, to wit:

> Unit No. 3E in 2754 West Washington Condominiums as delineated on a survey of the following described real estate: Lots 33 and 34 n Ecgar Loomis Subdivision of Lots 4, 5, 6, 7, 14, 16 and 17 (except the West 33 feet of Lots 5, o, and 16) in Turner's Subdivision of Lot 4 in the Partition of the South 1/2 of the Southeast 1/4 or Section 12, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Altrois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded For ary 27, 2008 as Document No. 0805815066, together with its undivided percentage interest in the common elements, in Cook ilent's Office County, Illinois.

SUBJECT TO: General real estate taxes for 2007 and thereafter.

Permanent Real Estate Index Number(s): 16-12-418-035-0000 (affects underlying land)

2754 W. Washington, Unit 3E, Chicago, Illinois 60612 Address(es) of Real Estate:

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.

The tenant of the unit has waived or has failed to exercise the right of first refusal.

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 25th day of April, 2008.

By:
Peru Cladovan, Manager

State of Illinois) ss County of Cook)

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Petru Cladovan, personally known to me to be the Member/Manager of L & P Development, 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 that day in person and severally acknowledged that as such Member/Manager he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Member/Manager's of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 25th day of April, 2005

Commission expires: 12-8-10

OFFICIAL SEAL

PAUL J KULAS

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES: 12/08/10

Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago, Chicago, Illinois 60622

City of Chicago
Dept. of Revenue
550352

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STATE OF ILLINOIS

APR.25.08

0017500

REAL ESTATE TRANSFER TAX

FP 103037

COOK COUNTY
AL ESTATE TRANSACTION TAX

APR.25.08
REVENUE STAMP

REAL ESTATE TRANSFER TAX

FP 103042

Douglas G. Shreffler, Esq. 4653 N. Milwaukee Ave. Chicago, Illinois 60630

COUNTY TAX

Send subsequent tax bills to:

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

KMA Construction, LLC 2501 W. Touhy, #406 Chicago, Illinois 60659