

# UNOFFICIAL COPY



## Special Warranty Deed

Statutory (Illinois)  
Corporation to Corporation

Doc#: 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

The GRANTOR, L & P DEVELOPMENT,  
LLC,

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 in Edgar Loomis Subdivision of Lots 4, 5, 6, 7, 14, 16 and 17 (except the West 33 feet of Lots 5, 6, and 16) in Turner's Subdivision of Lot 4 in the Partition of the South 1/2 of the Southeast 1/4 of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded February 27, 2008 as Document No. 0805815066, together with its undivided percentage interest in the common elements, in Cook 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)

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

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.

