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SPECIAL WARRANTY DEED (ILLINOIS)
(Limited Liability Company to Individual)

The Grantor, CATALPA PARTNERS, LLC, an Illinois 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 the consideration of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, REMISES, RELEASES, ALIENS AND CONVEYS to:

Phyllis Dilea, of
1039 N. LaSalle #16,
Chicago IL 60610



Doc#: 0812240106 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/01/2008 02:30 PM Pg: 1 of 3

(Above Space for Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description. This Property is not Homestead Property with respect to the Grantor.

Permanent Real Estate Index Numbers: 14-08-200-016-0000 and 14-08-200-029-0000

Address of Real Estate: 1122 W. CATALPA AVE., UNIT 717 and P-306
CHICAGO, ILLINOIS 60640

And, the Grantor does covenant, promise and agree to and with Grantee, that Grantor 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 or as reflected in the public record of the County of Cook; and that Grantor warrants and defends the said premises against all persons lawfully claiming that such encumbrance or charge had been done by the Grantor.

Dated this 22nd day of January, 2008

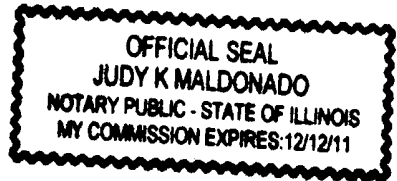
CATALPA PARTNERS, LLC

by: Charles L. Cornelius, Jr.
CHARLES L. CORNELIUS, JR.,
Member of Catalpa Developers, LLC, its Manager

3
RLC

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES L. CORNELIUS, JR., Member of Catalpa Developers, LLC, Manager of Catalpa Partners, LLC, 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, sealed and delivered the said instrument as his free and voluntary act, and as such Member, as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of January, 2008
Commission Expires 12/12/2011



Judy K. Maldonado
NOTARY PUBLIC

This instrument was prepared by Gael Morris, Lawrence & Morris, 2835 N. Sheffield, Ste. 232, Chicago IL 60657

MAIL TO:
PHYLLIS DILEA
1122 W CATALPA #717
CHICAGO, IL 60640

SEND SUBSEQUENT TAX BILLS TO:
PHYLLIS DILEA
1122 W CATALPA #717
CHICAGO, IL 60640

174969
636771

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
APR. 23. 08



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000052212

REAL ESTATE
TRANSFER TAX
00199.00
FP 103027

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
APR. 23. 08
REVENUE STAMP



0000052217

REAL ESTATE
TRANSFER TAX
00099.50
FP 103028

CITY OF CHICAGO
CITY TAX
APR. 23. 08



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017302

REAL ESTATE
TRANSFER TAX
01492.50
FP 102812

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 717 and P-306, in Catalpa Gardens Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision; that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying south of the north 46 feet thereof; and the vacated alley lying between said Lots 13 and 14 in Block 3 in John Lewis Cochran's Subdivision and that part of Lot 13 in Conrad Bristle Subdivision of Lot 17 of Block 3 in John Lewis Cochran's Subdivision aforesaid lying south of the north 46 feet thereof, in the west half of the northeast quarter of Section 8, Township 40 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded July 30, 2007, as document 0721103098, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 14-08-200-016-0000 Vol. 0477 and 14-08-200-029-0000 Vol. 0477

Property Address: 1122 West Catalpa Avenue, Unit 717 & P-306, Chicago, Illinois 60640

Property of Cook County Clerk's Office