



Doc#: 0812622053 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2008 12:23 PM Pg: 1 of 3

HERITAGE TITLE COMPANY

SPECIAL WARRANTY DEED

LLC to Individual

#67347
Mail to:

Huff & Gaines, Ltd.

10 S LaSalle Street, #3520

Chicago, IL 60603

Send subsequent tax bills to:

Sara # Yang

942 N Fairfield #3E

Chicago, IL 60622

This Agreement, made this 30 day of April, 2008 between 942 N. Fairfield, LLC, a limited liability company existing under the laws of the State of Illinois, with its principal place of business at 4857 N Mulligan, Chicago, IL 60630, party of the first part, and Sara # Yang, a never married woman, 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:

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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UNOFFICIAL COPY

Permanent Real Estate Index Number: 16-01-416-016-0000

Address of Real Estate: 942 N. Fairfield Avenue, Unit 3E, Chicago, Illinois 60622

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

Dated this 30 day of April, 2008.

By: Ramon Carrillo
Ramon Carrillo, Member

City of Chicago
Dept. of Revenue
550970



Real Estate
Transfer Stamp
\$3,045.00

05/02/2008 11:57 Batch 00748 80

STATE OF IL)
) ss.
COUNTY OF Cook)

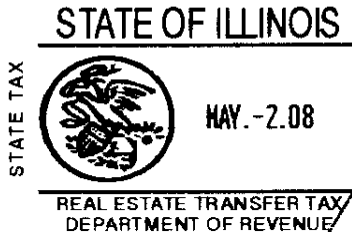
The undersigned, a Notary Public in and for said County, in the aforesaid, do hereby certify that Ramon Carrillo, member, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed 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 and official seal this 30 day of April, 2008

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
Beaulieu Law Offices, P.C.
5339 W Belmont Avenue
Chicago, IL 60641



# 000929099	REAL ESTATE TRANSFER TAX
	00290.00
	FP 103037

Exhibit A

UNOFFICIAL COPY

H67347

UNIT 3E IN THE 942 NORTH FAIRFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 8 FEET OF LOT 46 AND ALL OF LOT 47 IN BLOCK 2 IN TAYLOR AND CANADA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0812016039, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ALSO,

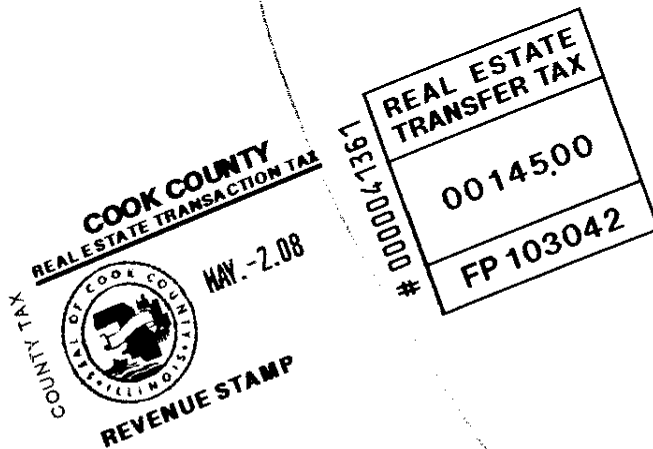
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P1 AND ROOF SPACE R6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE ABOVE-NOTED DECLARATION OF CONDOMINIUM.

P.I.N. 16-01-416-016-0000 (UNDERLYING P.I.N.)

C/K/A 942 N. FAIRFIELD AVENUE, UNIT 3E, CHICAGO, IL 60622-4453

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