

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **6442-44 NORTH HAMILTON, 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 described real 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 **Horia Cosma** ("Grantee"), a unmarried person, whose address is 4810 N. Avers, Chicago IL 60625, the following described real estate, to-wit:

THE ABOVE SPACE FOR RECORDER'S USE ONLY



Doc#: 0815040124 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/29/2008 12:27 PM Pg: 1 of 4

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, 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 Buyers' 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 Buyers, or anyone claiming by, through, or under Buyers; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyers against loss or damage.

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CITY OF CHICAGO
 CITY TAX

 MAY.27.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


000016358

REAL ESTATE TRANSFER TAX
02709.00
FP 103026

STATE OF ILLINOIS
 STATE TAX

 MAY.27.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000036712

REAL ESTATE TRANSFER TAX
00258.00
FP 103021

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAY.27.08
 REVENUE STAMP

0000036712

REAL ESTATE TRANSFER TAX
00129.00
FP 103025

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:
5-15-08

6442-44 NORTH HAMILTON, LLC
an Illinois limited liability company

By: *Gheorge Pop*
GHEORGE POP

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 GHEORGE POP is the manager of 6442-44 NORTH HAMILTON, 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 5-15-08

Jennifer Turner
Notary Public
My commission expires 12/2008
"OFFICIAL SEAL"
Jennifer Turner
Notary Public, State of Illinois
My Commission Expires 12/2008

After Recording Mail to:

Dumitry R. Anuta
5132 N. Elston Ave
Chicago IL 60630

Send Subsequent Tax Bills to:

Florica Cosma
6442 N. Hamilton #2
Chicago IL 60645

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Ave., Chicago, IL 60630

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UNIT NO. 6442-2 IN THE 6442-44 NORTH HAMILTON CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF
REAL ESTATE:

LOTS 131 AND 132 (EXCEPT THE SOUTH 20 FEET OF SAID LOT 132) IN
ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF
SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 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 FEBRUARY 13, 2008 AS DOCUMENT NO.
0804415157, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 6442-44 N. Hamilton, Unit 6442-2, Chicago,
Illinois 60645

PERMANENT INDEX NUMBER: 11-31-316-019-0000 (undivided)

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