## UNOFFICIAL COPY

## Special Warranty Deed

Statutory (Illinois)
Corporation to Corporation

The GRANTOR, L & P DEVELOPMENT, L.L.C.

85 98652735

Doc#: 0819005223 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Eugene Gene Moord Deeds
Cook County Recorder of Deeds
Date: 07/08/2008 03:13 PM Pg: 1 of 3

FIRST AMERICAN TITLE

ORDER & 180601

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact bus ness in the State of Illinois for and in consideration of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

TDV LLC.

a limited liability company created and existing vinder 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:

Parcel 1: Unit No. 1 in the 1428 North Washtenay Condominiums as delineated on a Survey of the following described real estate: Lot 13 in Block 6 in F.M. Thompson's Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the presentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1, a limited common elemen, as delineated on the Survey statehed to the Declaration of Condominium aforesaid.

See Attached Legal

SUBJECT TO:

Real estate taxes for 2007 and thereafter.

Permanent Real Estate Index Number(s):

16-01-209-032-0000 (affects underlying land)

Address(es) of Real Estate:

1428 N. Washtenaw Ave., Unit 1, Chicago, Illinois 60622

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.

34C

UNOFFICIAL COPY

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 6th day of May, 2008.

By: Petru Cladovan, Manager, AAC, HAAA (2011)

State of Illinois )
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Petru Cladovan personally known to me to be the Member/Manager of L & P Development, L.L.C., 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 severally acknowledged that as such Member/Manager he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, 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 6th day of May, 2008

SS.

Commission expires:

PAUL J KULAS

NOTARY PUBLIC - STATE OF ILLING,
MY COMMISSION EXPIRES:12/08/1J

Notary Public

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

City of Chicago

Real Estate
Transfer Stamp

Dept. of Revenue 551184

\$2,100.00

05/06/2008 11:04 Batch 10289

THE CO

MAY.-6.08

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

**0020000** 

FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY.-6.08

REAL ESTATE TRANSFER TAX

0010000

# FP 103042

26

Mail to:

COUNTY TAX

Jon Tomos, Esq. 3553 W. Peterson Ave., Suite 201 Chicago, Illinois 60659 Send subsequent tax bills to:

TDV LLC 1428 N. Washtenaw Ave., Unit 1 Chicago, Illinois 60622

0819005223D Page: 3 of 3

## **UNOFFICIAL COPY**

## LEGAL DESCRIPTION

Parcel 1: Unit No. 1 in the 1428 North Washtenaw Condominiums as delineated or a Survey of the following described tract of land: Lot 13 in Block 6 in H.M. Thompson's Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded June 29, 2007 as Document 0718022054, as amended from time to time, together with an undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of parking space P-1, as a limited common element, as set forth in the Declaration of Condominium and Survey attached thereto.

P.I.No. 16-01-209-032-0000 (affects underlying land)

Commonly known as: 1428 N. Washtenaw Ave., Unit 1

Chicago, Illinois 60622