

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this 8 day of July, 2008 between **740 FULTON, 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, party of the first part, and



Doc#: **0819235220** Fee: **\$40.00**
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/10/2008 01:53 PM Pg: 1 of 3

8376965 (50) #02 UNO

Manoj Rao a single man, and Vijaykumar^m Rao, a married man man of 305 Ashley Court, Oak Brook, IL 60523

as Joint Tenants and not Tenants in Common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and 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 managing member of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her 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:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 heriditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her 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 party, her 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 charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through our under it, it WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-09-307-010

Address of Real Estate: 740 W. Fulton, Unit 1214, Chicago, IL 60661

Box 334

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008376965 DB

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

UNIT NUMBER 1214 IN THE 740 FULTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707215073 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

~~THE EXCLUSIVE RIGHT TO THE USE OF _____, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0707215073.~~