

UNOFFICIAL COPY



Doc#: 0822526049 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2008 09:38 AM Pg: 1 of 3

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**

P.N.T.N.

Above Space for Recorder's use only

**THE GRANTOR,
KRT DEVELOPMENT, 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 and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS to Alexander Bovee and Melissa Bovee**, not as joint tenants or as joint tenants, but as tenants by the entirety, of 520 Sonet Lane, Coldwater, Michigan, all interest in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

Permanent Index Number (PIN):
20-14-310-021-0000

Address of Real Estate: **6120-6122 S. Greenwood Avenue, Unit 3S, Chicago, Illinois 60637**

SUBJECT TO: (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments not yet due and payable and unconfirmed special assessments; (iii) easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record; (iv) terms, provisions and conditions of the Condominium Documents, including all amendments thereto; (v) applicable zoning and building laws and ordinances; (vi) public and quasi-public utility easements; if any; (vii) acts done or suffered by or judgments against Purchaser or anyone claiming under Purchaser; (viii) liens and other matters of title over which the title company is willing to insure without cost to Purchaser; (ix) encroachments, if any; (x) installments due after the Closing for assessments established under the Declaration; and (xi) the Act

The Tenant of unit has waived or has 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 right and easement 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 therein

3hc

UNOFFICIAL COPY

DATED THIS 18 DAY OF JULY, 2008.

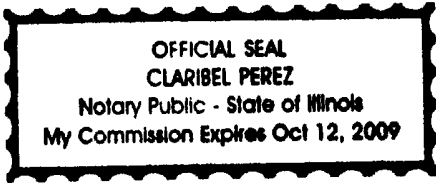
KRT DEVELOPMENT, LLC
an Illinois Limited Liability Company

By: 
Zarko Krtinic
Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I Claribel Perez a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT Zarko Krtinic, personally known to me to be the same person whose name 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.

Given under my hand and official seal, this 18 day of July, 2008.




NOTARY PUBLIC

Commission expires 10-12-2009

This instrument was prepared by:
Gerald L. Berlin
Berlin & Associates
10 South LaSalle Street
Suite 3500
Chicago, Illinois 60603

MAIL TO:

Jonathan P. Sherry
Jonathan P. Sherry, P.C.
150 North Wacker Drive
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Melissa Bovee and Alexander Bovee
6120-22 S. Greenwood Avenue
Unit 3S
Chicago, Illinois 60637

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION**

UNIT 3S IN THE 6120-22 S. GREENWOOD CONDOMINIUMS AS DELINEATED
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

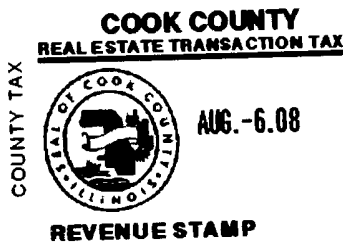
Parcel 1: LOT 4 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET
THEREOF) OF CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF
THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Parcel 2: EXCLUSIVE RIGHTS TO USE OF LIMITED COMMON ELEMENT PARKING L.C.E. P-1 AND P-2.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF
CONDOMINIUM RECORDED AUGUST 24, 2007 AS DOCUMENT NO. 0723616087
TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS,
ALL IN COOK COUNTY, ILLINOIS.

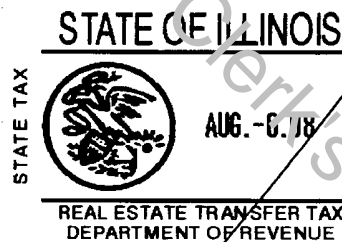
Permanent Index Number (PIN): 20-14-310-021-0000

Address of Real Estate: 6120-22 S. Greenwood
Unit 3S
Chicago, Illinois 60637



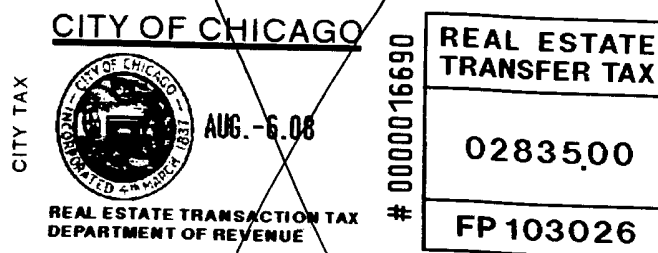
0000037515

REAL ESTATE TRANSFER TAX
00135.00
FP 103025



0000037515

REAL ESTATE TRANSFER TAX
00270.00
FP 103021



0000016690

REAL ESTATE TRANSFER TAX
02835.00
FP 103026