

# UNOFFICIAL COPY



Doc#: 0822640122 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/13/2008 11:53 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **2103 WEST BERWYN, 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 transac business in the State

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 **Olimpiu Florea**, ("Grantee"), a(n) unmarried person, whose address is 4125 N TRIPLE A, CHICAGO, ILLINOIS the following described real estate, to-wit:

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.

PNTN  
70 W MADISON STE 1500  
CHICAGO IL 60602

340

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

7-28-08

**2103 WEST BERWYN, LLC**  
an Illinois limited liability company

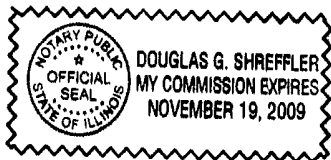
By: *Vasile Rusz*  
Vasile Rusz

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 Vasile Rusz is the member of 2103 WEST BERWYN, 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: 7-28-08



*Douglas G. Shreffler*  
Notary Public  
My commission expires \_\_\_\_\_

After Recording Mail to:

Send Subsequent Tax Bills to:

OLIMPIU RAZVAN FIUREA  
2109 W BERWYN AVE, #2N  
CHICAGO, IL 60641

OLIMPIU RAZVAN FIUREA  
2109 W BERWYN AVE, #2N  
CHICAGO, IL 60641

This Instrument Was Prepared by:  
Whose Address Is:

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


**UNOFFICIAL COPY****EXHIBIT "A"****Legal Description**


UNIT NO. 2109 2-N IN THE 2103-23 WEST BERWYN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:


LOT 1 IN FOSTER HOYNE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1949 AS DOCUMENT NO. 14701761, IN BOOK 380 OF PLATS, PAGE 43, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 11, 2009, AS DOCUMENT NO. 0804203035, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 2109 W. Berwyn, Unit 2-N  
Chicago, Illinois 60625

PERMANENT INDEX NUMBER: 14-07-118-002-0000 (undivided)

<b>CITY OF CHICAGO</b>		<b>REAL ESTATE TRANSFER TAX</b>
CITY TAX 	AUG.-6.08	0240450
	<b>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</b>	FP 103026

<b>COOK COUNTY</b>		<b>REAL ESTATE TRANSFER TAX</b>
COUNTY TAX 	AUG.-6.08	0011450
	<b>REAL ESTATE TRANSACTION TAX REVENUE STAMP</b>	FP 103025

<b>STATE OF ILLINOIS</b>		<b>REAL ESTATE TRANSFER TAX</b>
STATE TAX 	AUG.-6.08	0022900
	<b>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</b>	FP 103021