

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Limited Liability Company to Individuals)

Mail to: Rogoff & Benincourt
3158 S. River St. 209
Des Plaines, IL 60018

Send Tax Bill to:
Ryan Norris & Andrea Davis
1670 Mill St., Unit 303
Des Plaines, IL 60016



Doc#: 0825642000 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2008 09:19 AM Pg: 1 of 3

NW 6107019 PW
10/2

THIS INDENTURE, Made this 3rd day of September, 2008, between **United World Development, LLC**, an Illinois limited liability company, of 7742 W. Higgins Road, Unit C-102, Chicago, Illinois 60631, party of the first part, and **Ryan Norris and Andrea Davis**, party of the second part, of 8727 W. Bryn Mawr, Unit 310, Chicago, IL 60631, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, and pursuant to the authority of a Resolution duly adopted, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, not as tenants in common, but in joint tenancy, all the described real estate situated in the County of Cook, State of Illinois, to wit:

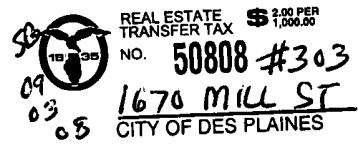
*husband & wife
R. **SEE ATTACHED LEGAL DESCRIPTION** *but as tenants by the entirety*

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 part, and his 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 it **WILL WARRANT AND DEFEND** same against all persons lawfully claiming by, through, or under it, subject to the matters set forth following the legal description attached hereto and made a part hereof. **** Additional Granting language following the attached legal description is incorporated herein**

Permanent Real Estate Index Numbers: 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; and 09-16-303-018-0000; 09-16-303-022-0000
(PINs affect underlying Land)

Address of Real Estate: 1670 Mill Street, Unit 303, Des Plaines, Illinois 60016

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year first above written.



UNITED WORLD DEVELOPMENT, an Illinois limited liability company

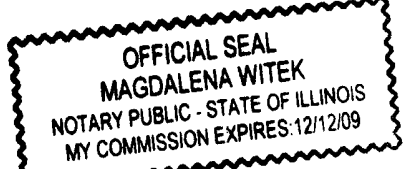
By: *[Signature]* (SEAL)
Piotr Filipek, Member/Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Filipek, who is 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, sealed and delivered the said instrument on behalf of **UNITED WORLD DEVELOPMENT, LLC** in his capacity as Member/Manager, pursuant to the grant of authority given in a Resolution of all Members, as his free and voluntary act and as the free and voluntary act of **UNITED WORLD DEVELOPMENT, LLC**, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd of September, 2008.

Imprint Seal Here



[Signature]
Notary Public

Commission Expires: _____
This instrument prepared by: Richard A. Hirschenbein, 4343 N. Harlem Avenue, Norridge, IL 60706

BOX 333-CT

3K4

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



SEP. 10. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051823

REAL ESTATE
TRANSFER TAX

00254.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 10. 08

REVENUE STAMP

0000051905

REAL ESTATE
TRANSFER TAX

00127.00

FP 103034

UNOFFICIAL COPY

PARCEL 1: UNIT NUMBER 303 IN MILL RIVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A: LOTS 8, 9, 10, AND 11 IN BLOCK 3 IN JOHN ALLES JR'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, IN THE ORIGINAL TOWN OF RAND, NOW THE VILLAGE OF DES PLAINES, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1882 IN BOOK 17 OF PLATS, PAGE 40, AS DOCUMENT NUMBER 411828, IN COOK COUNTY, ILLINOIS.

PARCEL B: THE SEVEN FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

PARCEL C: LOTS 6, 7, 8 AND THE EAST 3 FEET OF LOT 9 MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN LEE'S SUBDIVISION OF LOTS 7 AND 8 IN THE TOWN OF RAND, IN SECTION 16, 17, 20, AND 21, TOWNSHIP 40 NORTH, RANGE 12, 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 0822410067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-4 AND P-26 AND STORAGE SPACE S-25 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0822410067.

P.I.N. 09-16-303-009-0000; 09-16-303-010-0000; 09-16-303-017-0000; 09-16-303-018-0000; AND 09-16-022-0000

Subject to: General real estate taxes for 2007 (2nd installment) and subsequent years, including taxes that may accrue by reason of new or additional improvement during the calendar year of closing (2008); special taxes or assessments, if any, confirmed after the acceptance of the purchase agreement between Grantor and Grantee; easements, covenants, restrictions, agreements, conditions and building lines of record; the Condominium Property Act; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; condominium assessments not yet due and payable; applicable zoning and building laws and ordinances; unrecorded public utility easements, if any; private easements, if any; any recorded public utility easements; Grantee's mortgage, if any; plats of dedication and covenants thereon; rights of the municipality, State of Illinois, the public and adjoining owners in and to the vacated alley; rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities; acts done or suffered against any Grantee herein, or anyone claiming under any Grantee; and liens and other matters of title over which Chicago Title Insurance Company, is willing to insure against without cost to the Grantee.

ADDITIONAL GRANTING LANGUAGE IN FIRST DEED: Grantor (party of the first part) grants to the Grantee (party of the second part), 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 (party of the first part) reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

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.