

# UNOFFICIAL COPY



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**This Document Prepared By:**

Law Off. of MKS Zaraza, P.C.  
500 Davis Street, Suite 512  
Evanston, IL 60201

**Doc#:** 0833150081 **Fee:** \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/26/2008 03:35 PM Pg: 1 of 3

**Address of Real Estate:**

4956-58 N. Kimball  
Unit PU-11  
Chicago, IL 60625

## SPECIAL WARRANTY DEED

The GRANTOR, JLM Builders Inc., an Illinois corporation, 8752 W. Leland, City of Chicago, State of Illinois, for and in consideration of the sum of Ten dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby Convey and Warrant to the GRANTEE, Mary Louise Marcia, a single woman, having an address of 8752 W. Leland, Chicago, IL 60656, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit No. PU-11 in Kimball Arms Parking Condominium as delineated on a survey of the following described parcel of real estate: River lot "B" in block 74 in Northwest Land Association's Subdivision of the west half of blocks 22 and 27, and all of blocks 23, 24 and 26 in Jackson's Subdivision of the Southeast quarter of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, with blocks 1 to 8 and block 2 (except the East 1 acre thereof) in Clarke's Subdivision of the Northwest quarter of the Northeast quarter of section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded as document number 0510339070, together with said unit's undivided percentage interest in the common elements.

Hereby releasing and waiving all rights by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises.

PIN: 13-11-419-030-1011

Commonly known as: 4956-58 N. Kimball, Chicago, IL 60625 Unit PU-11

"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: the general real estate taxes not due and payable at the time of closing; the Declaration, including all amendments and exhibits thereto and Bylaws; applicable zoning and

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building laws, building and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets and highways, if any; public and utility easements, if any, whether recorded or unrecorded, provided they do not interfere with the use of the Purchased Unit as a parking space; covenants, conditions, restrictions, easements, permits and agreements of record; liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantee; unconfirmed special taxes or assessments; a reservation by the Kimball Arms Condominium Association ("the Association") to itself, its successors and assigns, for the benefit of all unit owners at the condominium, of rights and easements set forth in the declaration; and, provisions of the Condominium Property Act of Illinois ("the Act"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said Premises forever.

DATED this 10<sup>TH</sup> day of November, 2008

JLM BUILDERS INC

BY: Mary Louise Marcin  
NAME: Mary Louise Marcin, President

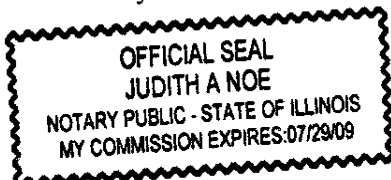
State of Illinois

County of Cook

ss.

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARY LOUISE MARCIN of JLM BUILDERS INC., 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 she signed, sealed and delivered said instrument as her free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10<sup>TH</sup> day of November, 2008.



Judith A. Noe  
Notary Public

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub Paragraph E, and Cook County Ord 93-0-27 Paragraph E.

Date: 11/11/08

Signature: Mary Louise Marcin

After recording, please mail to:

Law Offices of Mari-Kathleen S. Zaraza P.C.  
500 Davis St. Suite 512  
Evanston, IL 60201

Please send subsequent tax bills to:

Mary Louise Marcin  
8752 W. Leland  
Chicago, IL 60656

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

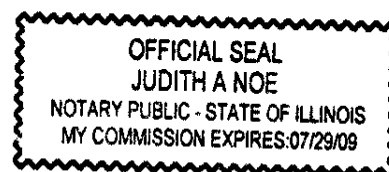
Dated: November 26, 2008.

Signature: \_\_\_\_\_

Mari-Kathleen S. Zaraza, Agent

Subscribed and sworn to before me by the said Mari-Kathleen S. Zaraza this 26 day of November, 2008.

Notary Public: Judith A. Noe (SEAL)



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

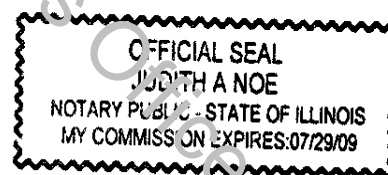
Dated: November 26, 2008.

Signature: \_\_\_\_\_

Mari-Kathleen S. Zaraza, Agent

Subscribed and sworn to before me by the said Mari-Kathleen S. Zaraza this 26 day of November, 2008

Notary Public: Judith A. Noe (SEAL)



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)