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Doc#: 0913211064 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2009 10:59 AM Pg: 1 of 3

Special Warranty Deed

THE GRANTOR 2112 W. CORTLAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said corporation, **CONVEY(S) and WARRANT(S) to STEPHANIE P. BENJAMIN,** (GRANTEE'S ADDRESS) 1117 Garfield St., Denver, Colorado of the County of Denver, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO: (1) Real Estate Taxes not yet due and payable, (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (6) Covenants, conditions restrictions, party wall permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (7) Acts of Buyer

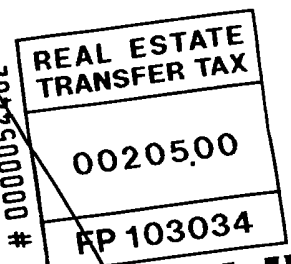
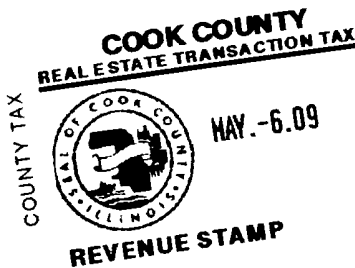
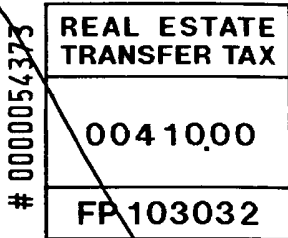
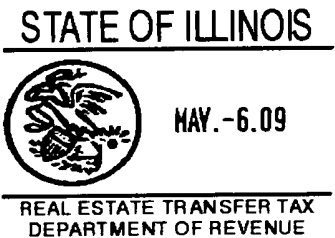
GRANTOR Also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

Grantor also warrants and represents that this is the first time this unit is being sold in this condominium and that no prior tenants had any rights to the unit as there were no tenants in the building when purchased by the Grantor.

Permanent Real Estate Index Number(s): 14-31-306-052-0000

**Address(es) of Real Estate: 2112 W. CORTLAND CONDOMINIUM
2112 West Cortland Street
Unit 3, Chicago, Illinois**

[Signature on second page]



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2877500000
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00A JJJ-CT

CTSTS1098427/sk2902493
1812

Property of Cook County Clerk's Office

Handwritten signature

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 14 day of May, 2009.

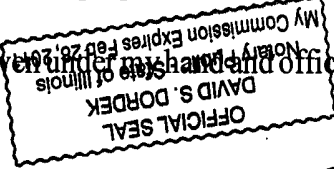
2112 W. CORTLAND, LLC
an Illinois Limited Liability Company

By [Signature]
Robert Dekker, Manager

STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COCK }

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that 2112 W. CORTLAND, LLC by Robert Dekker, its Manager, personally known to me to be the Manager of **2112 W. CORTLAND, LLC**, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such 2112 W. CORTLAND, LLC by Robert Dekker, its Manager, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Manager of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of May, 2009.
[Signature] (Notary Public)




Prepared By: David S. Dordek
8424 Skokie Boulevard
Skokie, Illinois 60077

Mail To:
Mark E. Edison
One Tower Lane, Suite 1700
Oakbrook Terrace, IL 60181

Name & Address of Taxpayer:
Stephanie P. Benjamin
2112 W. Cortland, Unit 3
Chicago, IL 60647

CITY TAX

CITY OF CHICAGO



MAY - 6.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000003488

REAL ESTATE TRANSFER TAX
04305.00
FP 103033

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 3 IN THE 2112 W. CORTLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 24 FEET OF LOT 34 IN BLOCK 7 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814222014; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0814222014.