

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(ILLINOIS)

(Limited Liability Company to Individual)

3  
106



Doc#: 0916333027 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/12/2009 09:29 AM Pg: 1 of 4

Property of Cook County Clerk's Office  
\_\_\_\_\_  
(Space for Recorder's Use Only)

The Grantor, DELPHI VENTURES 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 the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby remise, release, alien and convey to: **AARON PEARCE**, of 3496 N. Ravenswood Ave. #403, Chicago, Illinois, **AND JOHN CHANGES**

SA 379004  
Hand CT-10

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number: 14-17-401-026-0000

Address of Real Estate: 4150 N. KENMORE AVE., UNIT(S) 305 and P-4, CHICAGO, ILLINOIS 60613

Dated this 29th day of May, 2009

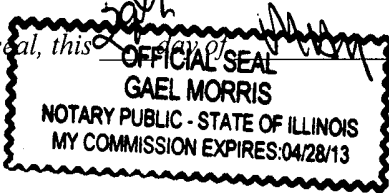
DELPHI VENTURES LLC

by: [Signature]  
STEVE SGOURAS, its Manager

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 STEVE SGOURAS, MANAGER OF DELPHI VENTURES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 29th day of May, 2009

[Signature]  
NOTARY PUBLIC



This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 N. Sheffield, Ste. 232, Chicago IL 60657

MAIL TO:  
PLEASE RETURN TO:  
**MICHAEL W. BRENNOCK, ESQ.**  
39 S LAGAUME ST #1025  
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:  
AARON PEARCE  
4150 N. KENMORE AVE., UNIT \_\_\_\_\_  
CHICAGO IL 60613

403  
**BOX 334 CT**

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUN.-9.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000057915

REAL ESTATE  
TRANSFER TAX  
0035500  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN.-9.09

COUNTY TAX  
REVENUE STAMP

# 0000057915

REAL ESTATE  
TRANSFER TAX  
0017750  
FP 103034

CITY OF CHICAGO



JUN.-9.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 807E000000

REAL ESTATE  
TRANSFER TAX  
0372750  
FP 103033

10 488 208

**UNOFFICIAL COPY**

STREET ADDRESS: 4150 NORTH KENMORE AVENUE UNIT 305

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 14-17-401-026-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER(S) 305 AND P-4 IN THE WATERCOLOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
THE EAST 95 FEET OF LOTS 1 AND 2 AND THE EAST 95 FEET OF THE NORTH 25 FEET OF LOT 3 IN BLOCK 5 IN BUENA PARK SUBDIVISION OF PART OF INGLEHART'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2008 AS DOCUMENT NUMBER 0823831024; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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**LEGAL DESCRIPTION:**

UNIT 305 and P-4 IN THE WATERCOLOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 95 FEET OF LOTS 1 AND 2 AND THE EAST 95 FEET OF THE NORTH 25 FEET OF LOT 3 IN BLOCK 5 IN BUENA PARK SUBDIVISION OF PART OF INGLEHART'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 25, 2008, AS DOCUMENT NO. 0823831024, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

subject only to the following: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record or to be recorded prior to Closing; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

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 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.

THERE WAS NO TENANT IN THE UNIT.

**PLEASE RETURN TO:  
MICHAEL W. BRENNOCK, ESQ.  
39 S LASALLE ST #1025  
CHICAGO, IL 60603**