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56887

SPECIAL WARRANTY DEED

THIS AGREEMENT made this 24th day of August, 2009 between ADVENT DEVELOPMENT CORPORATION, a Corporation 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, party of the first part, and, LONDON Builders CORP.

, 3722 Antholl, Flossmoor, Illinois 60422, party of the second part, WITNESSETH, that party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1422 S. ST. LOUIS AVENUE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATIONS OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0736015061, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS : 16-23-215-~~031~~-1003-0000

COMMON STREET ADDRESS: 1422 S. St. Louis, Unit #3, Chicago, Illinois 60623

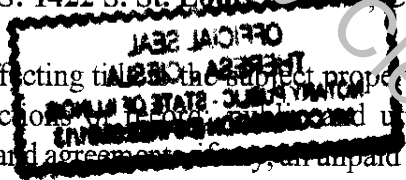
SUBJECT TO: Any conditions affecting title to the subject property including, but not limited to: Covenants, conditions and restrictions, easements and utility easements and roads and highways, if any; party wall rights and agreements, and unpaid special assessments and general real estate taxes, and to any condition that would be revealed by a proper inspection and true survey as provided by Grantee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

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, its 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 the said premises, against all person lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: only the matters contained herein but not otherwise.



Doc#: 0924631002 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/03/2009 09:11 AM Pg: 1 of 2



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IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

Advent Development Corporation

BY: *[Signature]*
Timothy T. Balin, President

ATTEST: *[Signature]*
Timothy T. Balin, Secretary

~~City of Chicago~~ Real Estate
~~Dept. of Revenue~~ Transfer Stamp
588054 \$840.00
09/03/2009 08:42 Batch 07247 23

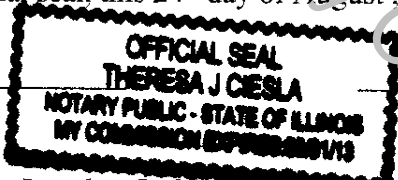


State of Illinois)
) SS
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY T. BALIN, personally known to me to be the President and Secretary of *Advent Development Corporation*, an Illinois Corporation, 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 as such President and Secretary, she signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation, as her 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 24th day of August, 2009

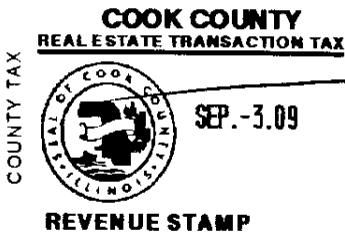
Commission Expires *11/13*



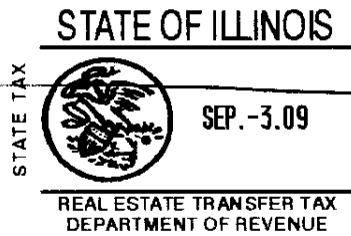
[Signature]
NOTARY PUBLIC

This instrument was prepared by Jonathan L. Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

London Builders
3722
Mail To: ANtholl
FlossMOOR, IL
60422
Send subsequent tax bills to: *same*



REAL ESTATE TRANSFER TAX
0004000
FP 103042



REAL ESTATE TRANSFER TAX
0008000
FP 103037