

1006734015

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SPECIAL WARRANTY DEED
Corporation to Individuals



This agreement, made this 25th day
of February, 2010, between
LEMOYNE HOMES LLC, an
Illinois Limited Liability Company

Doc#: 1006734015 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2010 08:53 AM Pg: 1 of 3

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

ERIKA KAHAN

party of the second part, 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 by the party
of the second part, the receipt of which is acknowledged, and pursuant to the authority of the
Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to his heirs and assigns,
FOREVER, all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: 17-06-210-018-0000 (underlying PIN)

COMMONLY KNOWN AS : 1725 W. LEMOYNE #1 CHICAGO, IL 60622

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements;
Existing leases and tenancies; special governmental taxes or assessments for improvements not
yet completed; unconfirmed special governmental taxes or assessments; and general real estate
taxes for 2009 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in
Anywise 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, his heirs and assigns forever.

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IN WITNESS WHEREOF, said party of the first part has caused its limited liability company seal to be hereto affixed, and has caused its name to be signed to these presents by its Member the day and year first above written.

Attest: [Signature] (SE. J.)
Jaroslaw Moskal- Member

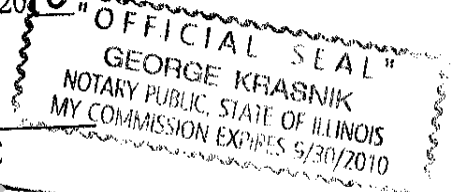
State of Illinois
County of Cook ss

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jaroslaw Moskal personally known to me to be the member of said Limited Liability Company, 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 25 day of February, 2010

Commission expires 9-30, 2010

[Signature]
NOTARY PUBLIC



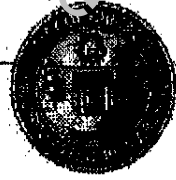
This instrument prepared by George Krasnik, 444 N. Milwaukee Ave, Chicago, IL 60631

MAIL TO:

Erika Kahan
1725 W. Lemoyne #1
Chicago IL 60622

SEND SUBSEQUENT TAX BILLS TO:

←
City of Chicago
Dept. of Revenue
598277

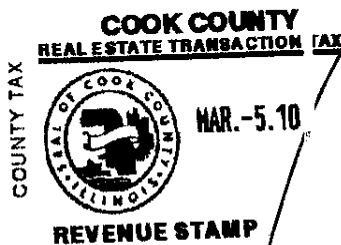


Real Estate
Transfer
Stamp

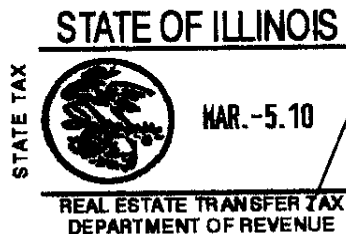
3/5/2010 9:16
dr00198

Batch 809,134

Recorder's Office Box No. _____



REAL ESTATE TRANSFER TAX
00290.00
FP 103042



REAL ESTATE TRANSFER TAX
00580.00
FP 103037

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and 6.1

UNIT 1 IN THE 1725 WEST LEMOYNE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN BLOCK 6 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1006434006, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASIGNS, 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Proprietary of Cook County Clerk's Office