

UNOFFICIAL COPY

Special Warranty Deed Joint Tenancy Statutory (Illinois)



Doc#: 1018233046 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/01/2010 10:17 AM Pg: 1 of 2

The GRANTOR, **New Developers, LLC**, a 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 and in consideration of Ten & 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

Bradley S. Gilliat, Ronald W. Gilliat and Karen W. Gilliat, of 6267 N. Leona Ave., Chicago, Illinois 60646

not in Tenancy in Common, but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 3S in the 5002 North Western Condominiums as delineated on a Survey of the following described real estate: Lot 9 in Peter Bartzen's Subdivision of Lot 22 in Bowmanville, a Subdivision in the East 1/2 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, (except that part taken for Western Avenue) in Cook County, Illinois; and Lot 10 in Bertzen's Subdivision of Lot 22 in Bowmanville, a Subdivision of the East 1/2 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian (except that part of Lot 10, aforesaid, lying East of a line 50 feet West of and parallel to the line drawn from the Southeast corner of the Northeast 1/4 of said Section to the Southeast corner of said Section 12) in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0813622052, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of ~~P-4~~^{P-5}, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0813622052.

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 not in tenancy in common, but in Joint Tenancy forever.

SUBJECT TO: Real estate taxes for 2009 and thereafter.

Permanent Real Estate Index Number(s): 13-12-411-084-1007

Address(es) of Real Estate: 5002 N. Western Ave., Unit 3S, Chicago, Illinois 60625

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.

SA 3477 SB1
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071 / NA

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S | N
SC | Y
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BOX 334 CTI

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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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager this 18th day of June, 2010.

New Developers, LLC

By: Jerzy Barnas
Jerzy Barnas, Manager

State of Illinois

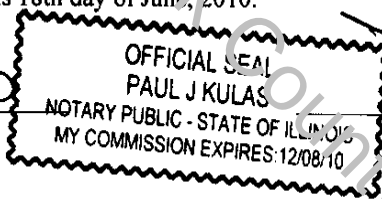
ss.

County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jerzy Barnas personally known to me to be the Member/Manager of New Developers, LLC, an Illinois 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 Member/Manager he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and seal, this 18th day of June, 2010.

Commission expires: 12-8-10



Paul J. Kulas
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

CITY OF CHICAGO



JUN. 24. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006696

REAL ESTATE
TRANSFER TAX

03123.75

FP 103033

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 24. 10

REVENUE STAMP

000002682

REAL ESTATE
TRANSFER TAX

00148.75

FP 103034

STATE OF ILLINOIS



JUN. 24. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002676

REAL ESTATE
TRANSFER TAX

00297.50

FP 103032

Mail to:

A. Carrie Lincoln, Esq.
4760 West Devon Avenue
Lincolnwood, Illinois 60712

Send subsequent tax bills to:

Bradley S. Gilliat
5002 N. Western Ave., Unit 3S
Chicago, Illinois 60625