

UNOFFICIAL COPY



10182330470

SPECIAL WARRANTY DEED

Doc#: 1018233047 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/01/2010 10:18 AM Pg: 1 of 3

The grantor, **I & I Sheffield 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 the sum of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the members of the said limited liability company, conveys and warrants to **Amie Wersching**, residing at 1300 W. Altgeld Street, Unit 107B, Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit: (See reverse page for legal description), subject to the following, if any: (1) general real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvement not yet completed and unconfirmed special tax or assessments; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) the provisions of the Illinois Condominium Property Act (the "Act"); (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence; (7) leases and licenses affecting the Common Elements (as defined in the Declaration); (8) acts done or suffered by Buyer or anyone claiming by, through, or under Buyer; (9) liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the deed.

Real Estate Index Number: 14-29-404-009-0000 (underlying Plan)
Property Address: 2741 N. Sheffield Avenue, Unit 2S, Chicago, Illinois 60614
Dated this 18th day of June, 2010.

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

I & I Sheffield Developers, LLC

By Burkman
Its Manager

Mail document to:
Mark Anderson, Esq.
650 Dundee Rd., Suite 475
Northbrook, Ill 60062

Mail future tax bills to:
Amie Wersching
2741 N. Sheffield Ave., Unit 2S
Chicago, Illinois 60614

S y
P 3
S N
SC y
INT y

The foregoing instrument has been prepared by Jon Tomos, 3553 W. Peterson Ave., Suite 201, Chicago, Ill 60659.

BOX 334 CTI

ST-5116866
CTI-NA
per

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Legal Description

PARCEL 1:

UNIT NUMBER 2S, IN THE SHEFFIELD-DIVERSEY CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 17 AND 18 IN BLOCK 1 IN BERGMAN'S SUBDIVISION OF THE WEST 3/4 OF BLOCK 9 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 14, 2010, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1013431034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT OF USE OF PARKING SPACES G 5 AND G6 AND THE DECK _____ AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AS AFORESAID, RECORDED AS DOCUMENT NUMBER 1013431034.

PERMANENT INDEX NUMBER: 14-29-404-009-0000 (UNDERLYING PIN)

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.

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

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State of Illinois, Cook County ss:

I, Bonita E. Webb

a Notary Public in and for said County and State, do
, Manager of

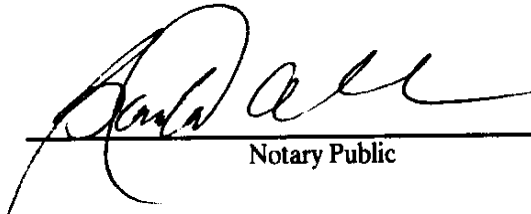
hereby certify that Bino Kurian

I & I Sheffield Developers, LLC, 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
signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said
LLC and that XXX Secretary/Asst. Secretary of said, personally known to me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day and acknowledged that signed and delivered the said instrument as free
and voluntary act, and the free and voluntary act of said corporation and did affix the corporate seal to said document
as the free and voluntary act of said corporation.

Given under my hand and official seal, this 18th

day of June, 2010

My commission expires: 10/01/2012


 Notary Public

CITY OF CHICAGO

CITY TAX



JUN. 24. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

00000006693

REAL ESTATE
TRANSFER TAX

04488.75

FP 103033

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. 24. 10

REVENUE STAMP

00000002681

REAL ESTATE
TRANSFER TAX

00213.75

FP 103034

STATE OF ILLINOIS



JUN. 24. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000002675

REAL ESTATE
TRANSFER TAX

00427.50

FP 103032