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Doc#: 1110141021 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2011 10:10 AM Pg: 1 of 4



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(LLC to Individual)

162

S/S

THIS INDENTURE, made this 4 day of April, 2011 between 6510-12 South Ingleside, 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, party of the first part, and SYLVESTER COSBY* party of the second part, (GRANTEE'S ADDRESS) 2050 E. 68th St., Chicago, IL

* Unmarried Man

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

W/T

SEE ATTACHED

SUBJECT TO: SEE ATTACHED

Permanent Real Estate Index Number(s): 20-23-114-042-0000; 20-23-114-043-0000
Address of Real Estate: 6512 South Ingleside Avenue, Unit 6512-2, Chicago, IL 60637

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND FOREVER DEFEND.**

STSI20597

CITY OF CHICAGO



APR. -7.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

078800000

REAL ESTATE
TRANSFER TAX

0173250

FP 103033

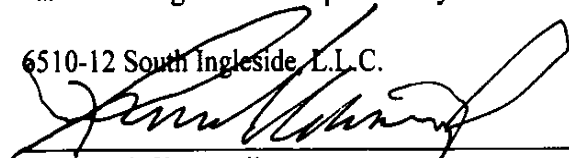
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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, and attested by its Member, the day and year first above written.

6510-12 South Ingleside, L.L.C.


By: Lewis Korompilas
Member

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Lewis Korompilas, personally known to me to be the Member of the 6410-12 South Ingleside, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Member she signed and delivered the said instrument, pursuant to authority given by the Limited Liability Company, as her 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 official seal, this 4 day of April, 2011


 (Notary Public)

Prepared By: Howard J. Weiss
1416 Techny Road
Northbrook, IL 60062

Mail To: Mr. Arnold Kalnitz, 111 W. Washington St., #855, Chicago, IL 60602

Name & Address of Taxpayer:
Mr. Sylvester Cosby
6512-2 S. Ingleside
Chicago, IL 60637

STATE OF ILLINOIS




APR.-7.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007690

REAL ESTATE TRANSFER TAX
00165.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR.-7.11

REVENUE STAMP

8000007709

REAL ESTATE TRANSFER TAX
00082.50
FP 103034

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subject to (i) general real estate taxes not yet due, (ii) special taxes or assessments for improvements not yet completed, (iii) applicable building and zoning ordinances, (iv) public, private and utility easements of record, (v) building lines and building laws or ordinances (vi) roads and highways, if any, (vii) party walls, if any, (viii) all rights, easements, restrictions, conditions and reservations contained in the Declaration, as amended from time to time, and a reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at 6510-12 South Ingleside Condominium of the rights and easements as set forth in the Declaration, (ix) acts done or suffered by Purchaser, (x) such other matters as to which the Title Insurer commits to insure the Purchaser(s) against loss or damage, (xi) encroachments, if any and (xii) covenants, conditions, restrictions, permits, easements and agreements of record.

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 PROERTY 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.

THE TENANT OF UNIT 6512-2² HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1409 ST5120597 BNC**STREET ADDRESS:** 6512 SOUTH INGELSIDE AVENUE

UNIT 6512-2

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 20-23-114-042-0000**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 6512-2 IN THE 6510-12 SOUTH INGLESIDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A :

THE SOUTH 1/2 OF LOT 3 IN BLOCK 6 IN WOODLAWN RIDGE SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL B :

THE NORTH 1/2 OF LOT 3 IN BLOCK 6 IN WOODLAWN RIDGE SUBDIVISION, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1027331018, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) P-5 , AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY AFORESAID RECORDED AS DOCUMENT NUMBER 1027331018.