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Doc#: 1117518074 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/24/2011 04:38 PM Pg: 1 of 5

PREPARED BY,
RECORDING REQUESTED
BY AND WHEN RECORDED
RETURN TO:

Robert G. Higgins
55 East Monroe Street
Suite 3300
Chicago, Illinois 60603

Julie L. Galassini
8311 Whitesgate Ct
Lake Forest, Illinois 60043

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HCB DEVELOPMENT I, LLC**, an Illinois limited liability company ("Grantor"), does hereby GRANT, BARGAIN AND SELL to **KILBOURN CLIFF, LLC**, an Illinois limited liability company, ("Grantee"), having an address of 860 West Blackhawk Street, Unit 2303, Chicago, Illinois 60642, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in any wise appertaining to the same, subject solely to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

S ✓
P ✓
S ✓
SC X
INT ✓

MPS 478 652
3 of 3
Send To
First American Title Order #

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City of Chicago
Dept. of Revenue
612807





Real Estate
Transfer
Stamp
\$10,762.50

6/24/2011 15:41
dr00347

Batch 3,098,374

Property of Cook County Clerk's Office

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000002676	JUN.24.11	REAL ESTATE TRANSFER TAX
			0102500	
			FP 103037	

COUNTY TAX  COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	JUN.24.11	# 0000002526	REAL ESTATE TRANSFER TAX
			0051250
			FP 103042

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ADDRESS OF REAL ESTATE:

4755 North Kilbourn Avenue
Unit Numbers 1A, 1B, 1C, 1D,
2B, 2C, 2D, 3A, 3C, P-2, P-3, P-4,
P-5, P-6, P-7, P-10, P-11 AND P-12
Chicago, Illinois 60630

PERMANENT TAX IDENTIFICATION NOS.:

See Exhibit A

20th IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of this day of June, 2011.

GRANTOR:

HCB DEVELOPMENT I, LLC,
an Illinois limited liability company

By:

[Signature]
Name: THOMAS B. MARVINAC
Title: MANAGER

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

On June 20th, 2011, before me, Jean M. Lambert, a Notary Public in and for said County and State, personally appeared THOMAS B. MARVINAC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

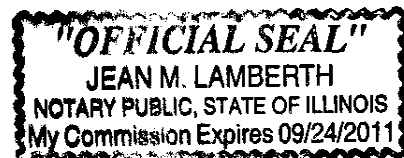
[Signature]

Notary Public

My Commission Expires:

9/24/2011

{SEAL}



Mail TAX BILL TO:
KILBOURN CLIFF LLC
c/o RYAN LEVY
860 W. Blackhawk St Unit 2303
Chicago, Illinois 60642

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Exhibit "A"

LEGAL DESCRIPTION

UNIT NUMBERS 1A, 1B, 1C, 1D, 2B, 2C, 2D, 3A, 3C, P-2, P-3, P-4, P-5, P-6, P-7, P-10, P-11 AND P-12 IN LAWRENCE KILBOURN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVE OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE NORTH 12 OF THE SOUTHWEST ¼ OF SECTION 15 AND THE NORTH ½ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 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 OCTOBER 30, 2007 AS DOCUMENT NUMBER 0730215038; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 4755 NORTH KILBOURN AVENUE
UNIT NUMBERS 1A, 1B, 1C, 1D, 2B, 2C, 2D ,
3A, 3C, P-2, P-3, P-4, P-5, P-6, P-7, P-10, P-11
and P-12

PERMANENT INDEX NOS.: 13-15-105-046-1001
13-15-105-046-1002
13-15-105-046-1003
13-15-105-046-1004
13-15-105-046-1006
13-15-105-046-1007
13-15-105-046-1008
13-15-105-046-1009
13-15-105-046-1011
13-15-105-046-1014
13-15-105-046-1015
13-15-105-046-1016
13-15-105-046-1017
13-15-105-046-1018
13-15-105-046-1019
13-15-105-046-1022
13-15-105-046-1023
13-15-105-046-1024

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Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes for the years 2010 (second installment), 2011 and subsequent years.

Permanent Index Nos.: See Exhibit "A."

2. Covenants, conditions and restrictions contained in Declaration recorded December 15, 2005 as document 0534934007, relating restriction on size and use of the building and parking spaces among other things, and the terms and provisions contained therein.
3. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded October 30, 2007 as document 0730315038 and any amendments thereto.
4. Provisions, conditions and limitations as created by the Condominium Property Act.