



**SPECIAL WARRANTY DEED**  
(ILLINOIS)  
(Limited Liability Company to Individual)

Doc#: 1122441081 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/12/2011 10:30 AM Pg: 1 of 2

(Above Space for Recorder's Use Only)

The Grantor, DYNAPROP XXV: 1250 HOOD 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, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby remise, release, alien and convey to:

*COONROD - A single woman*  
**ELIZABETH C. MARTINEZ**, 2618 N. Orchard #2F, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number: 14-05-119-009-0000

Address of Real Estate: 1250-52 W. HOOD AVE., UNIT 3-E, CHICAGO, ILLINOIS 60660

Dated this 27th day of July, 2011.

DYNAPROP XXV: 1250 HOOD LLC

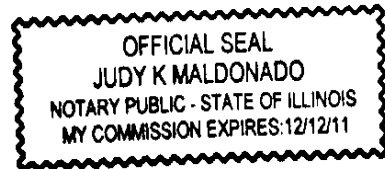
By:

*[Signature]*  
Howard Adelstein, Vice-President of Dynaprop Development Corporation, its Manager

STATE OF ILLINOIS, COUNTY OF COOK SS. 1, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT HOWARD ADELSTEIN, VICE-PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, MANAGER OF DYNAPROP XXV: 1250 HOOD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 27th day of July, 2011

*[Signature]*  
NOTARY PUBLIC



This instrument was prepared by:

Gael Morris, of Lawrence, Morris & Maldonado, 2835 N. Sheffield, Ste. 232, Chicago IL 60657

MAIL TO:

*Peter A Johnson*  
*+ East Huron Street*  
*Chicago IL 60611*

SEND SUBSEQUENT TAX BILLS TO:

ELIZABETH C. MARTINEZ  
1250-52 W. HOOD, UNIT 3-E  
CHICAGO IL 60660

BOX 334

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# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER 3-E IN THE 1250-52 WEST HOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 34 IN BROST AND KEMPER'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 30 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1114016037; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, S-5, and R-3E, LIMITED COMMON ELEMENTS AS DISCLOSED ON SURVEY ATTACHED TO DECLARATION AFORESAID.

subject only to the following: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens and other matters over which Title Company is willing to insure at Seller's expense.


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

THERE WAS NO TENANT IN THE UNIT.

STATE TAX

STATE OF ILLINOIS



AUG.-4.11


# 0000010074

REAL ESTATE TRANSFER TAX
00270.00
FP 103032

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG.-4.11


# 0000010094

REAL ESTATE TRANSFER TAX
00135.00
FP 103034

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



AUG.-4.11

# 0000009782

REAL ESTATE TRANSFER TAX
02835.00
FP 103033

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE