

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

MAIL TO:

Dana Siragusa, Esq.  
1961 North Fremont, Suite 2F  
Chicago, IL 60614



Doc#: 1201222064 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2012 08:40 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Ivan James and Brenda James  
1720 North Talman, Unit 1  
Chicago, IL 60647

**THE GRANTOR, AN CAPITAL, 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 and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents and pursuant to authority given by the Board of Directors of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the **GRANTEE**:

**IVAN JAMES and BRENDA JAMES**  
**1720 North Talman, Unit 1**  
**Chicago, Illinois 60647**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Property Address: 1720 North Talman Avenue, **Unit 1**, Chicago, Illinois 60647  
PIN: 13-36-419-040-0000 (Underlying Land)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee, as tenants by the entirety, forever.

Grantor also hereby grants to the Grantees, 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 said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed is further subject to only (a) general real estate taxes and assessments not due and payable at the time

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time of closing; (b) party wall rights and agreements, easements, covenants, conditions, restrictions, ordinances and building lines of record; (c) easement agreements which may hereafter be executed by Seller; (d) the Act; (e) the Declaration, including all amendments and exhibits thereto, and conditions of title set forth therein; (f) applicable zoning and building laws and ordinances; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) other title exceptions, if any, including mechanic's lien claims; ~~(i) special service area assessments.~~

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager on this 27<sup>th</sup> day of December, 2011.

**AN CAPITAL, LLC**  
an Illinois limited liability company

by: NJ CAPITAL, LLC  
an Illinois limited liability company

its: Manager

by: [Signature] (Seal)  
NICHOLAS G. HANSEN

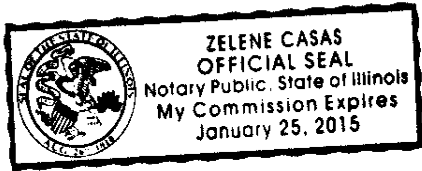
its: Manager

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 **NICHOLAS G. HANSEN**, Manager of NJ CAPITAL, LLC, an Illinois limited liability company, personally known to me to be Manager of AN CAPITAL, 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 acknowledged that as the Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of December 2011

Commission Expires: 1/25/15



[Signature]  
NOTARY PUBLIC

REAL ESTATE TRANSFER		12/28/2011
	COOK	\$140.00
	ILLINOIS:	\$280.00
	<b>TOTAL:</b>	<b>\$420.00</b>

13-36-419-040-0000 | 20111201603323 | SU4R0C

NAME AND ADDRESS OF PREPARER:

John Skoubis, Esquire  
SKOUBIS & MANTAS, LLC  
1300 West Higgins Road, Suite 209  
Park Ridge, Illinois 60068

REAL ESTATE TRANSFER		12/28/2011
	CHICAGO:	\$2,100.00
	CTA:	\$840.00
	<b>TOTAL:</b>	<b>\$2,940.00</b>

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## LEGAL DESCRIPTION

### PARCEL 1:

UNITS 1 IN THE 1720 N. TALMAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 33 IN FAIRFIELD'S AND TUDOR'S SUBDIVISION OF THE WEST ONE-HALF (1/2) OF BLOCK 5 OF BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED Dec 22, 2011, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1135618011, 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 P-1, A LIMITED COMMON ELEMENT, AS DELINEATED AND DESCRIBED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Underlying P.I.N. No.: 13-36-419-040-0000

Commonly known as: 1720 North Talman Avenue, Unit 1, Chicago, Illinois 60647