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Doc#: 1201235086 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2012 01:42 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

MAIL TO:

Michelle A. Laiss, Esq.
1530 West Fullerton Avenue
Chicago, Illinois 60614

NAME & ADDRESS OF TAXPAYER:

Jeffrey Whitcomb
1720 North Talman, Unit 3
Chicago, Illinois 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:

JEFFREY WHITCOMB
2918 North Damen
Chicago, Illinois

ST 5125994
PK 1g2.

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 3, 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, 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

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CHICAGO TITLE

ORDER NUMBER: 1409 ST5125994 HNC

STREET ADDRESS: 1720 N TALMAN AVE

#3

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 13-36-419-040-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3 IN THE 1/20 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 AS DOCUMENT 1135618011, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTGAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3, AS A LIMITED COMMON ELEMENT, AS DELINEATED AND DESCRIBED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.