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Doc#: 1203941022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2012 10:46 AM Pg: 1 of 2

**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)**

h/3

MAIL TO:
RYAN T. ANDERSON
PATRICIA R. BAIL
5123 N. KENMORE, #02
CHICAGO, IL 60640

want on

NAME & ADDRESS OF TAXPAYER:
RYAN T. ANDERSON
PATRICIA R. BAIL
5123 N. KENMORE, #02
CHICAGO, IL 60640

sts 124860

THE GRANTOR(S), 5121 NORTH KENMORE, L.L.C., a 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 DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, and pursuant to the authority given by the Managers of said company, CONVEY(S) AND WARRANT(S) to RYAN T. ANDERSON and PATRICIA R. BAIL, of the City of Chicago, County of Cook, State of Illinois, the following described real state situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit: *PATRICIA R. ANDERSON, HUSBAND and WIFE (R.I) and PATRICIA R. BAIL, UNMARRIED, AS JOINT TENANTS and not tenants in common
PARCEL: UNIT NUMBER 02 IN THE 5121-5123 NORTH KENMORE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN BLOCK 3 IN ARGYLE SUBDIVISION, A SUBDIVISION OF LOTS 1 AND 2 OF FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL 1/4 AND LOTS 1 AND 2 OF COLE HOUR AND CONARROE'S SUBDIVISION OF LOT 3 IN FUSSEY AND FENNIMORE'S SUBDIVISION SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2007 AS DOCUMENT NUMBER 0723315044, AS MAY BE AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

"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 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."

Permanent Index Number(s): 14-08-402-017-1003

Property Address: 5123 N. KENMORE AVENUE, UNIT 02, CHICAGO, ILLINOIS 60640 - 3136

This conveyance is subject to the following: General taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; public and utility easements; special governmental taxes and assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; applicable building and zoning laws and building line restrictions and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or

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under Purchaser; streets and highways; party wall agreements; encroachments (provided such do not materially adversely affect the intended use of the Unit); liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and installments due after closing for assessments levied pursuant to the Declaration.

Dated this 27th day of January, 2012.

5121 NORTH KENMORE, L.L.C.
A Limited Liability Company

By: *[Signature]* *manager*
ROMEO IUSCO
Its Manager

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

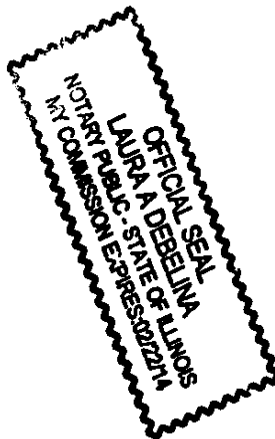
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ROMEO IUSCO**, personally known to me to be a manager of said limited liability company, is known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, pursuant to authority given by the manager of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of January, 2012

Notary Public _____

My commission expires on _____

NAME & ADDRESS OF PREPARER:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5045 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS 60656-3501



| REAL ESTATE TRANSFER | 01/31/2012 |
|----------------------|-------------------|
| CHICAGO: | \$1,612.50 |
| CTA: | \$645.00 |
| TOTAL: | \$2,257.50 |



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| REAL ESTATE TRANSFER | 01/31/2012 |
|----------------------|-----------------|
| COOK | \$107.50 |
| ILLINOIS: | \$215.00 |
| TOTAL: | \$322.50 |



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