

UNOFFICIAL COPY

PREPARED BY:

Joel L. Chupack
Heinrich & Kramer, P.C.
205 W. Randolph
Suite 1750
Chicago, IL 60606

AFTER RECORDING
MAIL TO:

Tina Loustropoulos
4744 N. Paulina Avenue
Unit 2W
Chicago, IL 60640



Doc#: 1300344036 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2013 11:58 AM Pg: 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

GRANTOR, ROC INVESTMENTS, LLC, an Illinois limited liability company, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEYS to TINA LOUSTROPOULOS, whose address is 4744 N. Paulina Avenue, Unit 2W, Chicago, IL 60640, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, SUBJECT TO THOSE ITEMS SET FORTH ON EXHIBIT "A"

And GRANTOR, for itself, and its successors and assigns, does covenant, promise and agree, to and with GRANTEE, its successors and assigns, that it has not done or suffered to be done, anything whereby the Real Estate herein granted is, or may be in any manner encumbered or charged, except as herein recited; and that the said land, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND. TO HAVE AND TO HOLD said Real Estate forever.

DATED this 27th day of December, 2012

ROC INVESTMENTS, LLC.

By:

Ronald G. Ohr, its Member

STATE OF ILLINOIS)

COUNTY OF COOK)

) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Ronald G. Ohr, as Member of ROC INVESTMENTS, 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 and delivered the said Instrument as his free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of December, 2012.

Notary Public

My Commission Expires:



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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 5315-3D TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS, IN THE KENTON COURT CONDOMINIUMS, AS DELINEATED IN THE DECLARATION RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS IN COOK COUNTY, ILLINOIS ON DECEMBER 16, 1991 AS DOCUMENT 91-658630, AS AMENDED FROM TIME TO TIME IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-08-209-020-1013

COMMONLY KNOWN AS: 5315 N. KENMORE AVENUE, UNIT 3D, CHICAGO, IL 60640

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable; terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or any amendments thereto; party wall rights and agreements; limitations imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

City of Chicago
Dept. of Finance
635060



Real Estate
Transfer
Stamp
\$378.00

1/3/2013 11:38
dr00347

Batch 5,742,762

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN.-3.13
REVENUE STAMP

0000012711
**REAL ESTATE
TRANSFER TAX**
0001800
FP 103042

STATE OF ILLINOIS

JAN.-3.13
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012850
**REAL ESTATE
TRANSFER TAX**
0003600
FP 103037