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SPECIAL WARRANTY DEED (Statutory)



Doc#: 1300926047 Fee: \$40.00 Karen A. Yarbrough RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/09/2013 09:30 AM Pg: 1 of 2

The GRANTOR, JDB Properties LLC, an Illinois limited liability company, a limited liability company created and existing under and by virtue of the law of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ter & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

WILLIAM R. CASPERSON and THEXESE M. CASPERSON, Husband and Wife, of 104 Red Fox Road, Belleville, IL 62223

not as Tenants in Common, nor as Joint Tenants with rights of survivorship, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cock, in the State of Illinois, to wit:

Parcel 1: Unit 4 in the 2112 West Rice Condominium, as as delineated on the Plat of Survey of the following described real estate: Lot 12 in Subdivision of Block 1 in Block 15 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 3° North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership, recorded December 4, 2012, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 12339160.5, as amended from time to time, together with its undivided percentage interest in the common clements, in Cook County, Illinois.

Parcel 2: The suchaine right to the use of Parking Space P-3 and Storage Space S-4, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 4, as set forth in the Declaration of Condominium; the Grantor reser is to itself, its successors and assigns, the rights and easements as set forth in the Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2012 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-326-041-0000 (affects this and other property)

Address(es) of Real Estate: 2112 W. Rice St., Unit 4, Chicago, IL 60622

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 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.

There were no tenants as this is new construction.

SY P SC INT

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 14th day of December, 2012.

JDB PROPERTIES LLC, an Illinois Limited Liability Company

By: Dragana Radosaylievid Member/M

State of Illinois) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DRAGANA RADOSAVLJEV'C, personally known to me to be the Member/Manager of JDB PROPERTIES LLC, and personally known to me to be the san'e person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged and as such Member/Manager, she signed and delivered the said instrument pursuant to authority given by the Member/Manager, of said limited liability company, as her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 14th ory of December, 2012.

Commission expires:

12-21-2014

Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago, Ave., Chicago, Illinois 60622

OFFICIAL SEAL POSEMARY MATKOWSKYJ NCTATY PURLIC - STATE OF ILLINOIS MY COMPASSION EXPIRES:12/21/14

 CHICAGO:
 \$3,367.50

 CTA:
 \$1,347.00

 TOTAL:
 \$4,714.50

REAL ESTATE TRANSFER		01/04/2013
	соок	\$224.50
	ILLINOIS:	\$449.00
	TOTAL:	\$673.50

17-06-326-041-0000 | 20121201602980 | TZ5Y8B

Mail to:

Frank W. Jaffe, Esq. 111 W. Washington St., Suite 900 Chicago, Illinois 60602 Send subsequent tax bills to:

William R. Casperson 2112 W. Rice St., Unit 4 Chicago, Illinois 60622