

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Statutory)



Doc#: 1305033054 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2013 10:29 AM Pg: 1 of 2

130161900961

1/2

The GRANTOR, **JDB Properties LLC, an Illinois limited liability company**, 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 & 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

**KRISTINA VOGT**, of 1013 N. Winchester, #2, Chicago, IL 60622

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

Parcel 1: Unit 3 in the 2112 West Rice Condominiums, 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 4, Township 39 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 1233916035, 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 Parking Space P-2 and Storage Space S-3, limited common elements ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3, as set forth in the Declaration of Condominium; the Grantor reserves 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 2013 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 3, 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.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

IS Y  
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SCV Y  
INT AB

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 1st day of February, 2013.

JDB PROPERTIES LLC, an Illinois Limited Liability Company

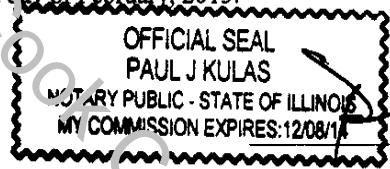
By: *J. Radosavljevic*  
Dragana Radosavljevic, Member/Manager

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 RADOSAVLJEVIC, personally known to me to be the Member/Manager of JDB PROPERTIES LLC, 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 such Member/Manager, she signed and delivered the said instrument pursuant to authority given by the Member/Managers 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 1st day of February, 2013.


Commission expires: 12-8-14



*Paul J. Kulas*  
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2520 W. Chicago Ave., Chicago, Illinois 60622

REAL ESTATE TRANSFER		02/14/2013
	COOK	\$213.50
	ILLINOIS:	\$427.00
	<b>TOTAL:</b>	<b>\$640.50</b>
17-06-326-041-0000   20130101606068   P0XDQH		

REAL ESTATE TRANSFER		02/14/2013
	CHICAGO:	\$3,202.50
	CTA:	\$1,281.00
	<b>TOTAL:</b>	<b>\$4,483.50</b>
17-06-326-041-0000   20130101606068   KC0Z4N		

Mail to:  
  
Steven K. Norgaard, Esq.  
493 Duane Street  
Glen Ellyn, Illinois 60137

Send subsequent tax bills to:  
  
Kristina Vogt  
2112 W. Rice St., Unit 3  
Chicago, Illinois 60622