

UNOFFICIAL COPY

Special Warranty Deed
LLC TO INDIVIDUAL(S)

ILLINOIS



Doc#: 0717305124 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/22/2007 11:37 AM Pg: 1 of 3

Above Space for Recorder's Use Only

TICOR TITLE 593725

THIS AGREEMENT between 6052 N. Claremont, LLC 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, party of the first part, and ~~Tod~~ Moss of 6415 N. Sheridan, #1204, Chicago, Illinois 60626 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Members of said corporation, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: *(see legal description rider attached as page 3 hereto).* *Todd

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part Tod Moss, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT to: General Taxes for the year 2006 and subsequent years; Covenants, conditions and restrictions of record, if any; all exceptions set forth in Real Estate Contract Dated March 30, 2007 and accepted on April 2, 2007.

Permanent Real Estate Index Number(s): 14-06-114-020-0000

Address(es) of Real Estate: 6050-52 N. Claremont, Unit GS, Chicago, Illinois, 60659

3LC

© By Ticor Title Insurance Company 2002

BOX 15



Doc#: 1329039004 Fee: \$46.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2013 08:16 AM Pg: 1 of 5

THIS DEED IS BEING RE-RECORDED TO CORRECT THE SPELLING OF GRANTEE'S NAME.

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The date of this deed of conveyance is June 14, 2007.

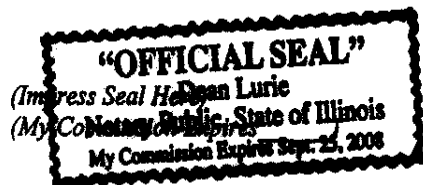
IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its name to be signed these presents by its Managing Member, on the date stated herein.

6052 N. Claremont, LLC


By: Woodrow Levin, Managing 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 Woodrow Levin personally known to me to be the Managing Member of 6052 N. Claremont, LLC an Illinois limited liability company, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Managing Member he signed and delivered the said instrument, pursuant to authority given by the board of Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal June 14, 2007


Notary Public

<p>This instrument was prepared by: Dean Lurie STONE, POGRUND & KOREY 221 N. LaSalle Street, 32nd Floor Chicago, IL, 60601</p>	<p>Send subsequent tax bills to: Tod Moss 6050-52 N. Claremont, Unit GS Chicago, Illinois, 60659</p>	<p>Recorder-mail recorded document to: Randall Stark 10 South Riverside Plaza, Suite 1530 Chicago, Illinois, 60606</p>
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LEGAL DESCRIPTION RIDER

For the premises commonly known as 6050-52 N. Claremont, Unit GS, Chicago, Illinois, 60659

UNIT NUMBER GS IN THE CLAREMONT COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 20 AND 21 IN ROAD AND REYNOLDS NORTH WESTERN AVENUE SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER -; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

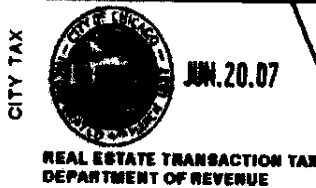
PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE ~~S-2~~ S-3 LIMITED COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

"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."

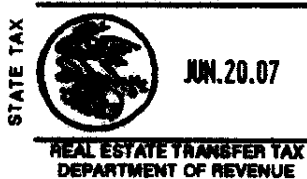
CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
0111750
FP 102803

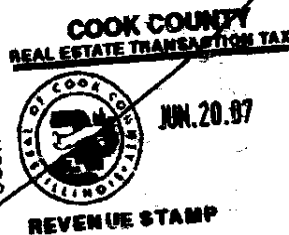
0000004597

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
0014900
FP 102809

0000039474

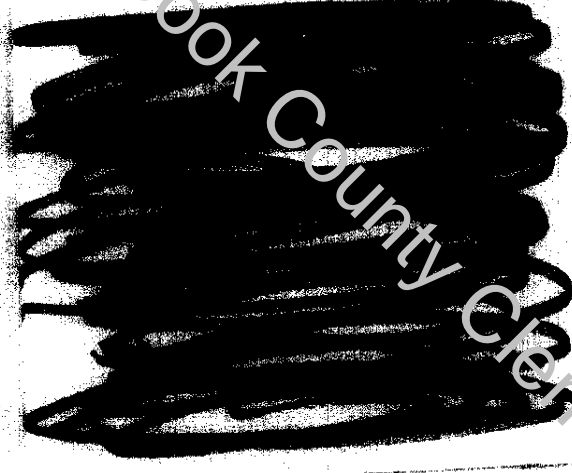


REAL ESTATE TRANSFER TAX
0007450
FP 326707

0000039284

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I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 07117305124

OCT -2 13

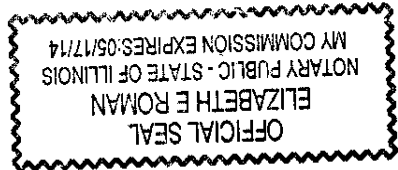
RECORDER OF DEEDS COOK COUNTY

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/17, 2013 Signature: [Signature]



Subscribed and sworn to before me this 17th day of Oct, 2013

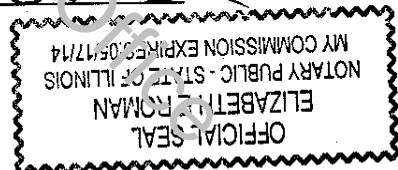
[Signature]
Notary Public

5/17/14
Commission expires



The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/17, 2013 Signature: [Signature]



Subscribed and sworn to before me this 17th day of Oct, 2013

[Signature]
Notary Public

5/17/14
Commission expires



Note: Any person who knowingly submits a false statement concerning the identity of a grant shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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