

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY TO
INDIVIDUAL)

NEAR NORTH NATIONAL TITLE 1721 / 9 / 1999
Near North National Title

THE GRANTOR, 1725 W. DIVERSEY, L.L.C., an Illinois 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 the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid and pursuant to the authority of the Managing Member of said Limited Liability Company, CONVEYS AND WARRANTS TO THE GRANTEE: MICHAEL BROWN, married to Dianne Brown, and residing at 1138 W. Drummond, Chicago, IL, 60614, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

99973974

8393/0069 11 001 Page 1 of 2
1999-10-18 12:08:41
Cook County Recorder 23.50



99973974

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PINS: 14-30-403-021/022/023/024/025/026/029/031/033/
037 and 052
COMMON ADDRESS: 1725 W. Diversey, Lot 8

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) covenants, conditions and restrictions of record; (5) building lines and easements; (6) the Umbrella and Homeowners Declarations including any and all amendments and exhibits thereto; (7) acts done or suffered by Grantee, or anyone claiming by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member this 12th day of October, 1999.

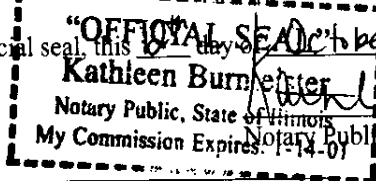
1725 W. DIVERSEY, L.L.C., an Illinois Limited Liability Company

BY: Ron Shipka, Sr.
Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ron Shipka, Sr., the Manager of 1725 W. Diversey, L.L.C., 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 the Manager of 1725 W. Diversey, L.L.C., he signed, sealed and delivered the said instrument pursuant to authority given as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 12th day of October, 1999.



My commission expires: _____

This Instrument was prepared by Brown, Udell & Pomerantz, Ltd., 2950 N. Lincoln Ave, Chicago, IL.


Mail to: Brown, Udell & Pomerantz, 2950 N. Lincoln Ave., Chicago, Illinois


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LEGAL DESCRIPTION:

LOT 8 IN DIVERSEY-PAULINA HOMES SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1999 AS DOCUMENT NUMBER 99959973, IN COOK COUNTY, ILLINOIS.

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	OCT. 18.99	REAL ESTATE TRANSFER TAX
			0073750
		# 0000000120	FP326657

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	OCT. 18.99	REAL ESTATE TRANSFER TAX
			00275.00
		# 0000000122	FP326703

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	OCT. 18.99	REAL ESTATE TRANSFER TAX
			02082.50
		# 0000000110	FP326675