

UNOFFICIAL COPY 00681864

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2000-09-01 12:19:18
Cook County Recorder 25.50

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)



2028562
MJC
Jared

THE GRANTOR, **545 WEST ALDINE, L.L.C.**, a Limited Liability Company,
duly organized and validly 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, and other good and valuable consideration in hand paid, and
pursuant to authority given by Members and Managers of said company, CONVEYS AND
WARRANTS to ~~JAMES X SCANLON X~~ JENNIFER SCANLON
of _____
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

3 M

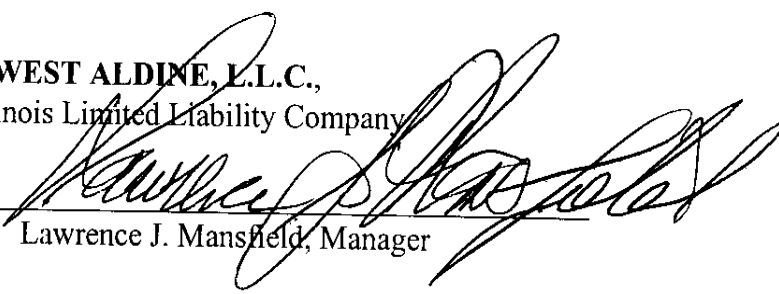
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) P-41
545 WEST ALDINE AVENUE
CHICAGO, ILLINOIS 60657

Permanent Real Estate Index Numbers: 14-21-312-004, 005

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed,
and has caused its name to be signed to these presents by its Manager this 29th day of
August, 2000.

545 WEST ALDINE, L.L.C.,
an Illinois Limited Liability Company

BY: 
Lawrence J. Mansfield, Manager

City of Chicago
Dept. of Revenue
234209
Transfer Stamp
\$262.50
9/01/2000 11:26 Batch 07283 33



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UNIT ~~-----~~ ~~and~~ P-41 in THE AMBIANCE CONDOMINIUM as delineated on a survey of the following described real estate:

Lots 7, 8, 9 and 10 in Colver and Others Lake Shore Subdivision of Lots 24 to 26 of Pine Grove Subdivision, a Subdivision in Fractional Section 21, 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 99930323, as amended from time to time, together with an undivided percentage interest in the Common Elements.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded 10/1/99 as Document 99930323 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

ADDRESS: UNIT P-41,
545 WEST ALDINE, CHICAGO, ILLINOIS 60657

P. I. N. 14-21-312-004 and 005

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, 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.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LAWRENCE J. MANSFIELD, personally known to me to be the Manager of 545 WEST ALDINE, L.L.C., 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 Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29th day of August, 2000.



[Signature]
NOTARY PUBLIC

Prepared By:

John E. Lovestrand
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 820
Chicago, Illinois 60603



Mail To:

David Goldstein
25 E. Wacker Dr
Suite 1150
Chicago, IL 60601

Name and Address of Taxpayer:

~~James Scanlon~~
Jennifer Scanlon
545 W. Aldine
Chicago, IL 60607

COUNTY TAX	
REAL ESTATE TRANSACTION TAX	
COOK COUNTY	
REVENUE STAMP	
SEP - 1.00	
# 0000034747	
FP326670	0001750
REAL ESTATE TRANSFER TAX	

STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	
SEP - 1.00	
STATE TAX	
# 0000017394	
FP326660	0003500
REAL ESTATE TRANSFER TAX	