

WARRANTY DEED-STATUTORY (ILLINOIS)-
LIMITED LIABILITY COMPANY TO INDIVIDUALS

UNOFFICIAL COPY 007761448

6355/0280 05 001 Page 1 of 3
2000-09-28 16:50:31
Cook County Recorder 25.00



The GRANTOR, PCI Investment, 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 and duly authorized to transact business in the State of Illinois, for an in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid and pursuant to the authority of the managing Members of said Limited Liability Company, CONVEYS AND WARRANTS TO: CARY ROSEN and LAURA ROSEN, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS

the following address 1347-1349 N. Sedgwick, Unit ~~Commercial~~ ^{South} 1347-1, Chicago, IL the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-04-212-021-0000
17-04-212-022-0000
UNIT COMMERCIAL SOUTH
Common Address: 1347 N. Sedgwick, Chicago, IL. 60610

7874311
20055357
1 of 3 RW
LMD

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J.

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) reservation by the Owner (as hereinafter defined) to itself and its successors and assign, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declarations including any and all amendments and exhibits thereto; (5) provision of the Condominium Property Act of Illinois (the "Act"); (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by one of its Managing Members this 26th day of September 2000.

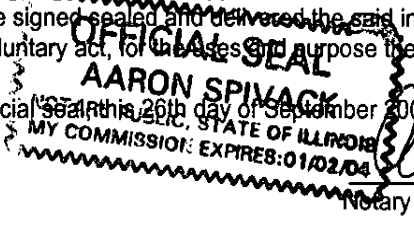
PCI Investment, L.L.C., an Illinois Limited Liability Company
Jeanne Carabecce
By: _____
Its: _____

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

BOX 333-CTI

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that *Jeanne Carabecce* of PCI Investment, 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 a MANAGER of PCI Investment, L.L.C. that he signed sealed and delivered the said instrument pursuant to authority given by the managing Members as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal this 26th day of September 2000.



Aaron Spivack
Notary Public

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This Instrument was prepared by **LAW OFFICES OF AARON SPIVACK**
308 West Erie, Suite 505, Chicago, IL 60610

00761448

MAIL TO:

~~Gary Rosen and Laura Rosen
1347 N. Sedgwick, Unit 1347-1
CHICAGO, IL 60610~~

NAME & ADDRESS OF TAXPAYERS:

Gary Rosen and Laura Rosen.
1347 N. Sedgwick, Unit 1347-1
CHICAGO, IL 60610

SCOTT B. FRIEDMAN, ESQ.
120 W. EASTMAN #300
ARLINGTON HTS., IL. 60004

COOK CO. NO. 016

129921



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10776

SEP 27 '00

DEPT. OF REVENUE

80.00

156104

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE

STAMP

P.B. 11424

SEP 27 '00



40.00

★
★
★
★

095831

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE

P.B. 11187

SEP 27 '00



600.00

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LEGAL DESCRIPTION

Commercial South

UNIT NUMBER *A* IN THE 1347-1349 NORTH SEDGWICK
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE:

LOT 6 AND LOT 7 IN OGDEN'S RESUBDIVISION OF LOTS 154, 155, 156, 157
AND PART OF LOT 158 IN BRONSON'S ADDITION TO CHICAGO IN THE
NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT-A TO THE DECLARATION
RECORDED AS DOCUMENT # 09056258 TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

Property of Cook County Clerk's Office