

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

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1059/0142 45 001 Page 1 of 3
2000-01-06 10:14:29
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: SUSAN E. NAUSEDA at the following address 1347-1349 N. Sedgwick, Unit 1349-3, 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

Common Address: Unit 1349-3, 1349 N. Sedgwick, Chicago, IL. 60610

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 hereof 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 4th day of November, 1999.

PCI Investment, L.L.C., an Illinois Limited Liability Company

By: JEANINE CARROCCIO
Its: Jeanine Carroccio
MANAGER

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JEANINE CARROCCIO 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 4th day of November, 1999.

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

MAIL TO:
SCOTT HODES, ESQ.
180 N. LASALLE STREET
CHICAGO, IL 60601

NAME & ADDRESS OF TAXPAYERS:
Susan E. Nauseda
Unit 1349-3, 1349 N. Sedgwick
CHICAGO, IL 60610

BOX 333-CTT

7785862
PAC
No Abstract
1-12

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Property of Cook County Clerk's Office

COOK CO. NO. 016
299702
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
PB. 10606
JAN-5'00
DEPT. OF REVENUE
295.00

146807
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN-5'00
P.B. 11424
147.50

★ 086625
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN-5'00 ★
★ PB. 11187 ★
999.00

★ 086627
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN-5'00 ★
★ PB. 11187 ★
214.50

★ 086626
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN-5'00 ★
★ PB. 11187 ★
999.00

10-1-2000

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LEGAL DESCRIPTION

UNIT NUMBER 1349-3 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.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P. 18, P. 19 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 09056258.