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2002-07-02 11:57:33
Cook County Recorder 25.50

WARRANTY DEED

Statutory (Illinois)

(Limited Liability Company to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this _____ day of _____, 2002, between S Group Dev. 1100 Montrose, 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 Illinois, party of the first part, and RICHARD D. HARDGRAVE, JR. and KIMBERLY M. HARDGRAVE 1100 W. Montrose - Unit #301 Chicago, IL 60613



Above Space for Recorder's Use Only

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of TEN AND NO/100 --- (\$10.00) -DOLLARS and other and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member of said corporation, by these presents does REMISE, RELEASE, ADEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of C O O K and State of Illinois and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.

3
90

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 above described, with the appurtenances, unto the party of the second part, 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, 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:

Permanent Real Estate Index Number(s): 14-17-224-030-1074

Address(es) of Real Estate: 1100 W. Montrose - P3, Chicago, IL 60613

AGTF, INC

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

S Group Dev. 1100 Montrose, L.L.C.
(Name of Limited Liability Company)

By: [Signature]
Managing Member

This instrument was prepared by: Gary S. Benson, Attorney At Law/2615 N. Sheffield Avenue
(Name and Address) Chicago, IL 60614

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Special Warranty Deed
Limited Liability Company to Individual

TO

STATE TAX

STATE OF ILLINOIS



JUN. 26. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0009031905

REAL ESTATE
TRANSFER TAX

0000950

FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 26. 02

REVENUE STAMP

000002807

REAL ESTATE
TRANSFER TAX

0000475

FP326665

CITY OF CHICAGO

CITY TAX



JUN. 26. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000026276

REAL ESTATE
TRANSFER TAX

0007125

FP326650

Richard and Kimberly Handgrave
(Name)

(Name of Business)

1100 W. Montrose - Unit #301
(Address)
Chicago, IL 60613
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

MAIL TO {

OR

RECORDER'S OFFICE BOX NO.



STATE OF ILLINOIS

COUNTY OF COOK

}SS.

I GARY S BENSON

the undersigned, a Notary Public in and

for said County, in the State aforesaid, DO HEREBY CERTIFY that

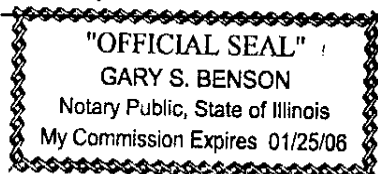
JAMES P. Stellas

is personally known to me to be the Managing Member of
S GROUP DEV. 1100 MONTROSE LLC, a Limited Liability Company, 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 managing member, pursuant to authority, he signed, sealed and delivered the said instrument
as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the
uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of May, 2002

Commission expires

1-25-06



GARY S BENSON
NOTARY PUBLIC

**Legal Description for:
1100 W. Montrose
P3
Chicago, IL 60613**

P3 in The Views of Sheridan Park Condominiums as delineated on a survey of the following described real estate:

Lots 287, 288, 289, and 290 in William Deering Surrenden Subdivision in the West ½ of the Northeast ¼ of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded on January 11, 2000, as Document No. 00027298, together with an undivided percentage interest in the common elements.

Subject to covenants, conditions, and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium or amendments thereto, if any; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereof, if any; general real estate taxes not due and payable at the time of closing and subsequent years; leases and licenses affecting the common elements; liens and other matters which the title insurer commits to insure by endorsement; limitations and conditions imposed by the Illinois Condominium Property Act; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; applicable zoning and building laws and ordinances; acts of the Purchaser; encroachments, if any, which are endorsed over by the title insurer.

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 also 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 therein.

There were no tenants as this is new construction.

PERMANENT INDEX NUMBER: 14-17-224-030-1074