

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)

MAIL TO:
Debra R. Lester
516 S. Anita
Des Plaines, IL 60016



CT 2078094700
103

NAME & ADDRESS OF TAXPAYER:

Brian A. Pikelny
5055 West Madison Street, Unit 412
Skokie, IL 60077

RECORDER'S STAMP

THE GRANTOR, MADISON PLACE LLC, a 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 and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

BRIAN A. PIKELNY
313 A. Ridge Road, #217, Wilmette, IL 60091

(NAME AND ADDRESS OF GRANTEE)

the following real estate situated in the Village of Skokie, Cook County, State of Illinois, to wit:

Parcel 1: Unit 1-412 in the Madison Place Condominiums as delineated on a Survey of the following described Property: The Easterly Most 178.00 feet (as measured at right angles) of Lot 1 in the Madison Place Condominiums, being a Resubdivision of part of the Southeast Quarter (1/4) of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on January 7, 2002 as Document Number 0020023393, which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 0021302667 as amended from time to time, together with its percentage interest in the Common Elements;

Parcel 2: The exclusive right to use Parking Space P-56 and Storage Space S-56, Limited Common Elements as delineated in the Declaration Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 0021302667 and the Plat attached thereto;

Parcel 3: Easement for storm water detention for the benefit of Parcel 1 created by deed Recorded in the the Office of the Recorder of Deeds of Cook County, Illinois on June 16, 1994 as Document Number 94530404 over and upon Lot 2 in Madison Place Condominiums Plat of Resubdivision and Consolidation aforesaid;

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 herein.

BOX 333-CTI

UNOFFICIAL COPY

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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.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Madison Place Condominium Association and Condominium assessments and special assessments due and payable after the Closing Date; Covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

Permanent Real Estate Index Number(s): Part of ~~10-21-405-005, 042~~ 10-21-405-042, 10-21-405-043
Address of Real Estate: 5055 West Madison Street, Skokie, IL 60077

In Witness Whereof said Grantor has caused its name to be signed to these presents this 27th day of November, 2002.

MADISON PLACE LLC, an Illinois limited liability Company

By: Norwood Construction, Inc., an Illinois corporation, Company Manager

By: Susan J. Smith
Assistant Vice-President.

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$768
Skokie Office
11/27/02

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Assistant Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Madison Place LLC, an Illinois 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 Assistant Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said Corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of November, 2002.

Kenneth C. Woods, Jr.

NOTARIAL SEAL

Notary Public

"OFFICIAL SEAL"
Kenneth C. Woods, Jr.
Notary Public, State of Illinois
Cook County
My Commission Expires Oct. 17, 2003

VILLAGE OF SKOKIE
TRANSFER STAMP


This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR. 24. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000045704

REAL ESTATE TRANSFER TAX
00256.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 24. 03

REVENUE STAMP

0000045840

REAL ESTATE TRANSFER TAX
00128.00
FP 102802