

UNOFFICIAL COPY

0030433102

183/0076 05 001 Page 1 of 3
2003-03-31 10:23:53
Cook County Recorder 28.00



0030433102



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

1 OF 4

CREW

23026193 CTIC

ASSO1274

LND

ABSTRACT

NO

THE GRANTOR, 863 N. Paulina, L.L.C., 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company, CONVEY(S) and WARRANT(S) to Sherman D. [REDACTED] Page, [REDACTED] AND GENE PAGE, husband and wife, not as joint tenants and not as tenants in common but as tenants by the entireties, (GRANTEE'S ADDRESS) 942 N. Wolcott Avenue, Unit 2, Chicago, Illinois 60622

3 Jan

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

Permanent Real Estate Index Number(s): 17-06-431-034-0000
Address(es) of Real Estate: 863 N. Paulina Street, Unit 1, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 28th day of February, 2003.

863 N. Paulina, L.L.C.

By [Signature]
Steve Ciaccio
Manager

BOX 333-CTI

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

30433102
30433102

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Steve Ciaccio, personally known to me to be the Manager of the 863 N. Paulina, L.L.C., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Board of Managers of said Limited Liability Company, 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 February 2003



Angela Artner (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Michael Hirschtick, Esq.
6321 N. Avondale Avenue
Chicago, Illinois 60631

Name & Address of Taxpayer:
Sherman David Page
863 N. Paulina Street, Unit 1
Chicago, Illinois 60622

STATE TAX

STATE OF ILLINOIS

MAR. 25. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000006760

REAL ESTATE TRANSFER TAX
0039500
FP 102808

COUNTY TAX

COOK COUNTY

MAR. 25. 03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

00006896

REAL ESTATE TRANSFER TAX
0019750
FP 102802

CITY TAX

CITY OF CHICAGO

MAR. 25. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000032

REAL ESTATE TRANSFER TAX
0296250
FP 102805

UNOFFICIAL COPY

30433102

EXHIBIT 'A'
Legal Description

PARCEL 1:

UNIT 1 IN THE 863 NORTH PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 25 FEET OF LOT 4 IN BLOCK 18 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, 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 OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030228604, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0030228604.

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