

UNOFFICIAL COPY



0315033201

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/30/2003 09:43 AM Pg: 1 of 2

Prepared by:
Vytenis Lietuvninkas
Attorney at Law
4536 West 63rd Street
Chicago, Illinois 60629

When recorded return to:
Vytenis Lietuvninkas
4536 W 63rd St
Chicago, IL 60629

Mail tax bills to:
Springfield Commons, LLC
6036 S Central Ave.
Chicago, IL 60638

Above Space for Recorder's Use Only

8113047
23030559
Nesbitt

THIS INDENTURE, made this 5th day of March, 2003, between **SPRINGFIELD COMMONS, 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, party of the first part, and **Gerald Nesbitt and Maureen Nesbitt, of Oak Lawn, Illinois** party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, as **Joint Tenants, with Right of Survivorship**, and to grantee's heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 3A, IN SPRINGFIELD COMMONS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 42 AND 43 IN BLOCK 7 IN JOHN F. EBERHART'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 2002 AS DOCUMENT NUMBER 0021457646, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS
(Provisions on reverse are herein incorporated by reference)

Permanent Real Estate Index Number(s): 19-14-328-041-0000

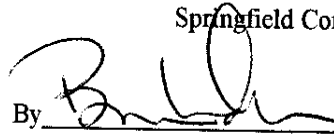
Address(es) of Real Estate: 3910-14 West 63rd Street, Unit 3A, Chicago, Illinois


Together with all and singular the hereditaments and appurtenances thereunto 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, grantee's 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, grantee's 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 FOREVER DEFEND**.

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

Springfield Commons, LLC.

By 
Brian Kuzdas, Manager

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY 28 05	0007150
	# 0000049736	FP 102808

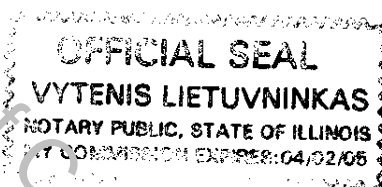
BOX 333-CTI

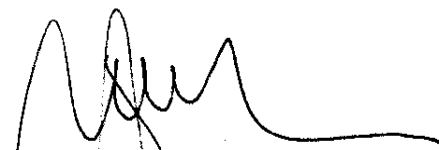
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Kuzdas, personally known to me to be the Manager of Springfield Commons, LLC, 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 severally acknowledged that as such Manager, he signed 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 5th day of March, 2003.





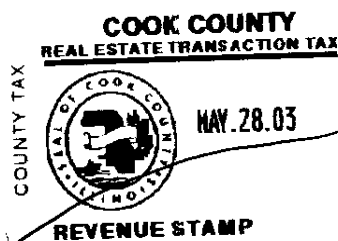
 Notary Public

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

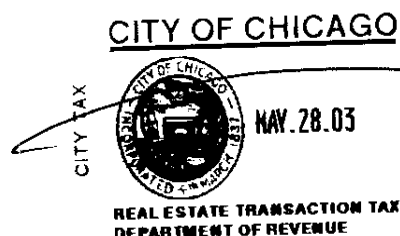
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT DID NOT HAVE A RIGHT OF FIRST REFUSAL

PURSUANT TO 765 ILCS 5/35d, NOTICE IS HEREBY GIVEN GRANTEE THAT THE PERMANENT INDEX NUMBER(S) CONTAINED IN THIS CONVEYANCE DO(ES) NOT SPECIFICALLY REPRESENT THE LEGAL DESCRIPTION OF THE PROPERTY. NOTICE IS FURTHER GIVEN THAT A DECLARATION OF CONDOMINIUM HAS BEEN RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 30, 2002 AS DOCUMENT NUMBER 0021457646 WHICH WILL RESULT THE ISSUANCE OF A PERMANENT INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREIN.



# 0000079890	REAL ESTATE TRANSFER TAX
	00035.75
	FP 102802



# 000001481	REAL ESTATE TRANSFER TAX
	00536.25
	FP 102805