

UNOFFICIAL COPY



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



0317131098  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/20/2003 02:15 PM Pg: 1 of 3

MTZ204675  
C  
all.

THE GRANTOR, Wharton Group, L.L.C., a corporation 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 Directors of said corporation, CONVEY(S) and WARRANT(S) to Gina Bavone and ~~Philip Byers~~ LYNN PHILLIP R. BYERS  
(GRANTEE'S ADDRESS) 3449 North Wolcott, Chicago, Illinois 60657

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

06/20/2003 09:50 Batch: 07285 51  
310927  
\$2,700.00  
City of Chicago  
Dept. of Revenue  
Transfer Stamp  
Real Estate

SUBJECT TO:

Permanent Real Estate Index Number(s): 14-18-319-038-0000, 14-18-319-039-0000  
Address(es) of Real Estate: 4164 North Lincoln Avenue, Unit 3S and G3, Chicago, Illinois 60618

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 Member/Manager, and attested by its Attorney this 17th day of June, 2003.

Wharton Group, L.L.C.

By Paul Franklin  
Member/Manager

Attest Michelle A. Laiss  
Attorney

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 20. 03

REVENUE STAMP

# 0000105952

REAL ESTATE TRANSFER TAX
0018000
FP326670

STATE TAX

STATE OF ILLINOIS



JUN. 20. 03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000053507

REAL ESTATE TRANSFER TAX
0036000
FP326669

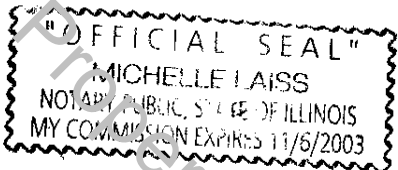
M.G.R. TITLE

STATE OF ILLINOIS, COUNTY OF Putnam SS.

**UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Paul Franklin, personally known to me to be the Member/Manager of the Wharton Group, L.L.C., and Michelle A. Laiss, personally known to me to be the Attorney of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Paul Franklin and Member/Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of June 2013



Michelle (Notary Public)

**Prepared By:** Michelle A. Laiss  
1530 West Fullerton  
Chicago, Illinois 60614

**Mail To:**  
Georgia Beatty  
150 North Wacker Drive, Suite 2020  
Chicago, Illinois 60606

**Name & Address of Taxpayer:**  
Gina Bavone and Philip Byers  
3449 North Wolcott  
Chicago, Illinois 60657

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

PARCEL 1:  
 UNIT 3S AND G-3 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE  
 COMMON ELEMENTS IN 4164 NORTH LINCOLN AVENUE CONDOMINIUM AS DELINEATED AND  
 DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0316810029 FALLING IN PART OF  
 LOTS 235 AND 236 IN RUDDOLPH'S SUBDIVISION OF BLOCK 4 AND 5 IN W.B. OGDEN'S  
 SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
 THE EXCLUSIVE RIGHT TO STORAGE SPACE 3S, A LIMITED COMMON ELEMENT AS  
 DELINEATED AND DEFINED ON THE SURVEY OF THE THE ABOVE DESCRIBED PARCEL AND  
 ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0316810029.

PIN# 14-18-319-038  
 14-18-319-039

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 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.

P.I.N. 14-18-319-038-000 & 14-18-319-039-000  
 4164 North Lincoln Avenue, Unit 3S AND G-3, Chicago, Illinois 60618