

# UNOFFICIAL COPY

RTC 23146 10/2

WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY  
TO INDIVIDUAL)



Doc#: 0324902274  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/08/2003 12:55 PM Pg: 1 of 3

THE GRANTOR, WESTERN/BELMONT, LLC, 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 of Illinois, for and in consideration of the sum of TEN (10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid and pursuant to the authority of the Managing Member of said Limited Liability Company, CONVEYS AND WARRANTS TO:

(above space for recorder only)

Shane D. Griffith and Chindaly L. Griffith  
1646 W. Cortland, #1  
Chicago, Illinois 60622

Not as Tenants in Common or as Joint Tenants with the right of survivorship but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF AS EXHIBIT A.

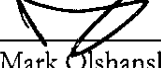
PIN: Part of 13-25-201-032

Common Address: 2635 W. Belmont, Unit 1 and PU-3, Chicago Illinois 60618

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) utility easements, encroachments, covenants, conditions, restrictions, easements, and agreements of record which do not affect habitability; (5) provision of the Condominium Property Act of Illinois.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member this 14<sup>th</sup> day of August, 2003.

Western/Belmont, LLC, an Illinois  
Limited Liability Company,  
BY: JMM Developments, LLC, an  
Illinois Limited Liability Company, Its  
Managing Member

BY:   
Mark Olshansky, Its Managing Member

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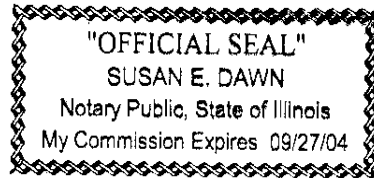
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Olshansky, Managing Member of JMM Developments, LLC, the Managing Member of Western/Belmont, LLC, 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 Managing Member that he signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 14 day of August, 2003.

My commission expires:

  
\_\_\_\_\_  
Notary Public



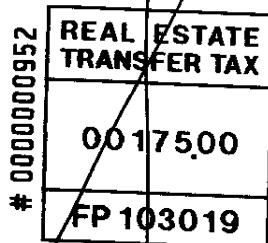
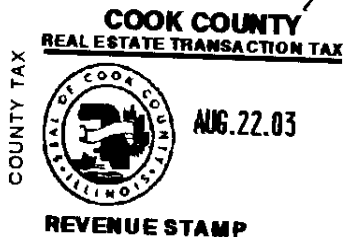
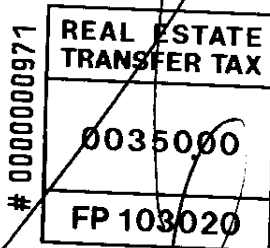
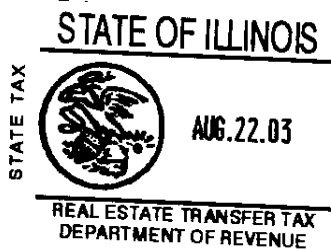
This Instrument was prepared by Pantec, Dawn & Associates, 70 W. Madison, Suite 610, Chicago, IL 60602.

After recording  
Mail to:

Don Carillo  
2218 N. Jefferson St., Suite 400  
Chicago, Illinois 60661

Send subsequent tax bills to:

Shane and Chindaly Griffith  
2035 W. Belmont, #1  
Chicago, Illinois 60618



c:\msword\deeds\deed.\*western  
2883

City of Chicago  
Dept. of Revenue  
316281  
08/22/2003 09:47

Real Estate  
Transfer Stamp  
\$2,625.00  
Batch 05302 42



# UNOFFICIAL COPY

Commonwealth Land Title Insurance Company

Commitment Number: RTC15330

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT 1 AND P-3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 15 IN THE SUBDIVISION OF PART OF LOT 1 IN RICHON AND BAURMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1891 AS DOCUMENT 1507107, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY WESTERN/BELMONT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0315419078, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office