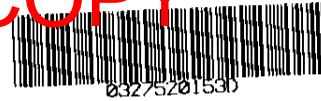


UNOFFICIAL COPY

REC 23497 10/2



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

Doc#: 0327520153
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/02/2003 10:25 AM 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)

John T. Davis
852 W. Belle Plaine
Chicago, Illinois 60613

3

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 4 and PU-4, 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 does not materially or adversely affect the use of the Premises as a condominium residence; (5) provision of the Condominium Property Act of Illinois; (6) the Declaration of Condominium.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its

Managing Member this 14 day of September, 2003.

City of Chicago
Dept. of Revenue
319287

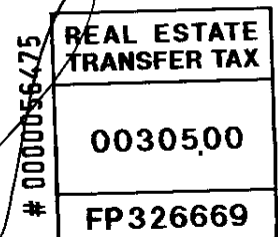
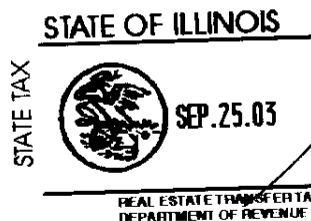
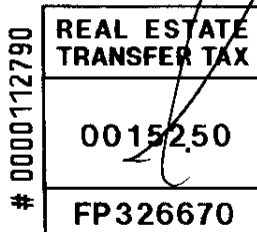
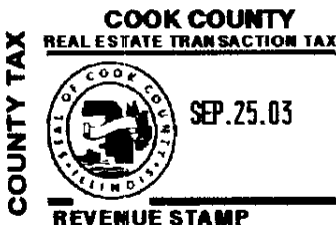


Real Estate
Transfer Stamp
\$2,287.50

09/25/2003 09:25 Batch 02264 3

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

BY: [Signature]
Marla Mason, Its Managing Member



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

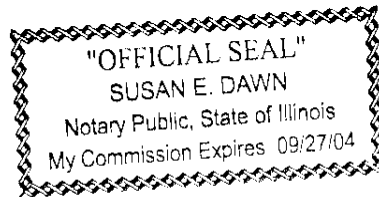
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Managing Member of JMM Developments, LLC, the Managing Member of Western/Belmont, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Managing Member that she signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as her free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 18 day of September, 2003.

My commission expires:



Notary Public



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

After recording
Mail to:

Send subsequent tax bills to:

~~Pat Lukas~~
Robert G. Guzaldo & Associates, Ltd.
6650 N. Northwest Highway
Suite 300
Chicago, Illinois 60631

J. Tyler Davis
2635 W. Belmont, #4
Chicago, Illinois 60618

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 4 AND P-4 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. 031549078, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.