

UNOFFICIAL COPY
WARRANTY DEED



Doc#: 0334347005
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/09/2003 07:16 AM Pg: 1 of 2

GRANTOR, ROCCO LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to:

J,
Robert Van Gilder
3401 N. Janssen
Chicago, IL 60657

the following described real estate situated in the County of Cook, State of Illinois, to wit:

BIT
43 6/15/03
(1/4)

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 14-29-300-020 and 14-29-300-021

Common Address: 2659-2 N. Ashland, Chicago, IL 60614

IN WITNESS WHEREOF, said Grantor has set its hand hereunto this 1st day of December, 2003.

ROCCO LLC


By: _____
Stuart Miller, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Above Space for Recorder's Use Only

CITY TAX

CITY OF CHICAGO



DEC 4 03

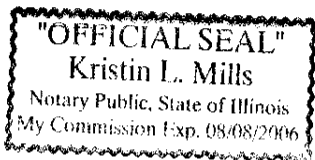
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007257

REAL ESTATE TRANSFER TAX
0374250
FP 103018

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that Stuart Miller, manager of Rocco LLC, an Illinois limited liability company, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a manager of said company, as his free and voluntary act, for the uses and purposes therein set forth..

Given under my hand and official seal, this 1 day of December, 2003.



Kristin Mills

Notary Public

This instrument prepared by: David H. Sachs, One IBM Plaza, Suite 3000, Chicago, IL 60611
After recording mail to: Gordon Hirsch, 5901 N. Cicero, Chicago, IL 60646 -SUITE 405-
Mail Subsequent Tax Bills to: Robert Van Gilder, 2659-2 N. Ashland, Chicago, IL 60614

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LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 18.74 FEET OF THE WEST 42.25 FEET OF LOT 9 AND THE WEST 42.25 FEET OF LOT 10 (EXCEPT THE SOUTH 15.07 FEET THEREOF) AND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE) IN MUELLER'S SUBDIVISION OF THE WEST 141.0 FEET OF LOT 8 IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0323431071 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Subject to Declaration of Easement and Covenants by grantor dated August 22, 2003 and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as document no. 0323431071, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereto created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Subject to:

(a) agreements, declarations, covenants, conditions and restrictions of record which do not prohibit the use of the Unit as a residence; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) leases and licenses affecting the Common Elements, if any; (l) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (m) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.

