

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



04127291700

Doc#: 0412729170
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/06/2004 10:49 AM Pg: 1 of 3

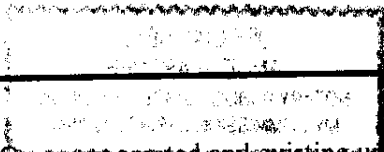
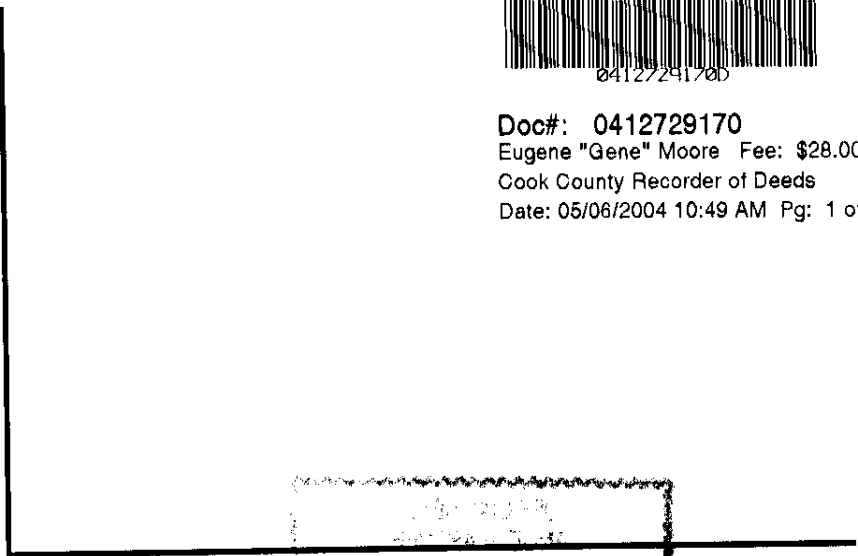
1 of 2

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THE GRANTOR, T&B Ventures, 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, 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 Managers of said Limited Liability Company, **CONVEY(S)** and **WARRANT(S)** to John Sears and Angela Downey, not as tenants in common but as joint tenants,

(GRANTEE'S ADDRESS) 411 Navajo Drive, New Lenox, Illinois 60451

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

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record; including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 17-08-121-032-0000
Address(es) of Real Estate: 1516 W. Grand Avenue, Unit 4W, Chicago, Illinois 60622

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 Manager this 25th day of March, 2004.

T&B Ventures, LLC

By

Gary Treinkman
Manager

Box 333

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gary Treinkman, personally known to me to be the Manager of the T&B Ventures, LLC, and personally known to me to be the same person whose name is subscribed to the forging instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Board of Managers of said Limited Liability Company, 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 25th day of March 2004



Angela Artner (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Elias N. Matsakis, Esq.
131 S. Dearborn Street, 30th Floor
Chicago, Illinois 60603

Name & Address of Taxpayer:
John Sears and Angela Downey
1516 W. Grand Avenue, Unit 4W
Chicago, Illinois 60622

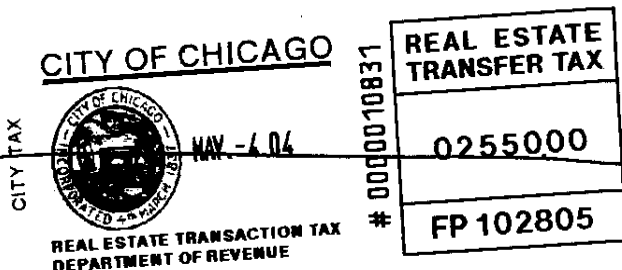
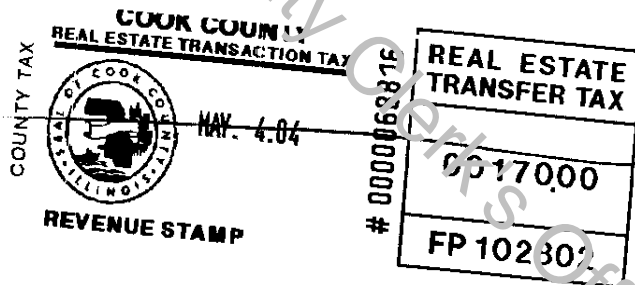
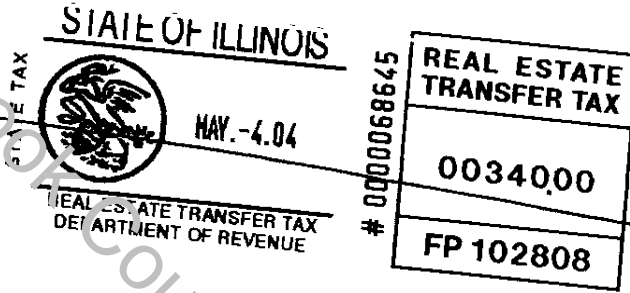


EXHIBIT "A"
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STREET ADDRESS: 1516 W. GRAND

UNIT 4W

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-08-121-032-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NO. 4W IN THE 1516 WEST GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 5.00 FEET OF LOT 29, LOT 30 AND THE WEST 21.25 FEET OF LOT 31, ALL IN BLOCK 15 IN BICKERDIKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0333510029 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AND STORAGE SPACE S-8, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0333510029.