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Doc#: 0414242003
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/21/2004 07:43 AM Pg: 1 of 2

CITY OF CHICAGO



MAY. 19.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011217

REAL ESTATE TRANSFER TAX
0225750
FP 102805

815058577
SPECIAL 24020513000
WARRANTY DEED ILLINOIS

above space for recorder only

THE GRANTOR, 1671 NORTH CLAREMONT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY,

for and in consideration of ten dollars and other valuable consideration, in hand paid, and pursuant to the powers given by its members, does hereby

CONVEY, RELEASE, ALIEN AND REMISE to Corinne Buffmire, 721 W. Roscoe, Unit 1, Chicago, Illinois

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

PARCEL 1:

UNIT 1671-2 IN 1671 NORTH CLAREMONT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 67 (EXCEPT THE WEST 4 1/2 FEET THEREOF) AND ALL OF LOT 68 IN ISHAM'S RESUBDIVISION OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, LYING SOUTHWEST OF MILWAUKEE AVENUE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT D" TO THE DECLARATION OF CONDOMINIUM FOR 1671 NORTH CLAREMONT CONDOMINIUM RECORDED AS DOCUMENT NO. 0405632135, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT WITH RESPECT TO PARCEL 1 AS SET FORTH ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

The grantor herein, its successors and assigns, does covenant, promise and agree with the grantees herein, their successors and assigns, that grantor has not done or suffered to be done anything whereby the said premises hereby granted are or may be encumbered or charged except as set forth herein; that the grantor will warrant and defend to same, subject to the exceptions and conditions set forth in this instrument and any attached exhibit.

STATE TAX

STATE OF ILLINOIS

MAY. 19.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000069453

REAL ESTATE TRANSFER TAX
0030100
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY. 19.04

REVENUE STAMP

0000069627

REAL ESTATE TRANSFER TAX
0015050
FP 102802

Handwritten mark resembling a stylized 'A' or '2' with a vertical line below it.

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THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN.

Dated this 6th day of April, 2004.
 1671 NORTH CLAREMONT, L.L.C.,
 AN ILLINOIS LIMITED LIABILITY COMPANY

By Steven R. Weitzman
 Steven R. Weitzman, Its Manager

Subject to the following:

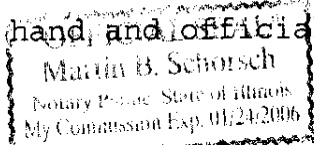
1. Real estate taxes not yet payable;
2. Applicable zoning and building laws or ordinances;
3. The declaration, including any and all exhibits thereto and amendments thereof as permitted by the declaration and the Act;
4. Provisions of the Act;
5. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the use of the premises as a single-family residence;
6. Acts done or suffered by buyer or anyone claiming by, through or under buyer;
7. Liens, encroachments and other matters as to which the title insurer commits to insure buyer against loss or damage;
8. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing.

Permanent Real Estate Tax Number: 14-31-327-001 (undivided)

Address of Real Estate: 1671 North Claremont, Unit 1671-2, Chicago, IL 60647

State of Illinois, County of Lake, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Steven R. Weitzman, personally known to me to be the authorized person by said limited liability corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, pursuant to the power, direction and authority given by 1671 NORTH CLAREMONT, L.L.C., he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of April, 2004.



Commission expires 2006.

Martin B. Schorsch

Notary Public

This instrument was prepared by Martin B. Schorsch, 601 Skokie Blvd., Suite 101, Northbrook, IL 60062.

MAIL TO:

Jill M. Metz
 Attorney at Law
 5334 N. Broadway
 Chicago, IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Corinne Buffmire
 1671 N. Claremont
 Unit 1671-2
 Chicago, IL 60647