

UNOFFICIAL COPY

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

THE GRANTOR, 2801 Howard, LLC, an Illinois Limited Liability Company, of the City of Chicago, 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, CONVEY AND WARRANT TO: Stephen Z. Duman, Solely, 2618 W. Greenleaf Avenue, Chicago, IL 60645



Doc#: 0417718032 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 06/25/2004 08:47 AM Pg: 1 of 2

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.

Permanent Real Estate Index Number (s): 10-25-303-017-0000; 10-25-303-018-0000

Address of Real Estate: 2815 W. Howard Street, Unit 3E / P- 3 Chicago, Illinois

(above space for recorder only)

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, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided that the foregoing do not materially adversely affect Grantee's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration of Condominium and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this June 4, 2004.

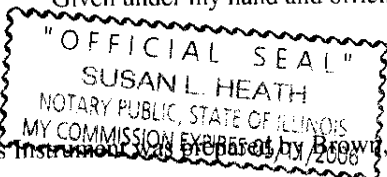
2801 Howard, LLC

BY: Robert D. Mosky, A Manager

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 Robert D. Mosky, as Manager of 2801 Howard, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this June 4, 2004



Susan L. Heath Notary Public

This instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to: James Rome 514 Isabella Street Wilmette, IL 60091

Send subsequent tax bills to: Stephen Z. Duman 2815 W. Howard St. Chicago, IL 60645

M.G.R. TITLE

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PARCEL 1:

UNIT 3E IN THE 2815 HOWARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 6 AND 7 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S HOWARD STREET ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0408903066, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0408903066.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY DESCRIBED THEREIN.

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

THERE IS NO RIGHT OF FIRST REFUSAL AS THE UNIT IS NEWLY CONSTRUCTED>

PIN: 10-25-303-017-0000; 10-25-303-018-0000

Commonly known as 2815 W. Howard Street, Chicago, Illinois

City of Chicago
Dept. of Revenue
343190
06/24/2004 13:38 Batch 02227 65



Real Estate
Transfer Stamp
\$1,777.50

