

WARRANTY DEED

UNOFFICIAL COPY

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

MAUREEN LYDON
6572 NORTHWEST HWY
CHICAGO, IL 60631



Doc#: 0419035220
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/08/2004 01:49 PM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER: 182
Scott McPherson
1 N. Beacon Place, Unit 310
La Grange, IL 60525

8221966
24045634

RECORDER'S STAMP

THE GRANTOR, BEACON PLACE 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 the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid and receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

SCOTT MCPHERSON
515 North, #604, Chicago, IL 60622

(NAME AND ADDRESS OF GRANTEE)

the following real estate situated in the Village of La Grange, Cook County, State of Illinois, to wit:

Parcel 1: Unit 310, Parking Unit P-24 and Storage Unit S-24 in the Beacon Place Condominiums as delineated on a Survey of the following described Property: Lot 1 in Beacon Place Subdivision, being a Resubdivision in the North Half of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on March 28, 2003 as Document Number 0030423323, which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded as Document Number 0316031053 as amended from time to time, together with its percentage interest in the Common Elements;

Parcel 2: A Non-Exclusive Easement for the benefit of Parcel 1 as created by Declaration of Easement and Restrictions recorded August 31, 2001 as Document 0010810385 by Triangle Partners East, L.L.C., an Illinois limited liability company and Beacon Place LLC, an Illinois limited liability company, for the purpose of vehicular and pedestrian access, passage, and for ingress and egress to and from adjacent and public roads;

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, 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 herein.

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.

BOX 333-CP

2

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This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Beacon Place Condominium Association and condominium assessments and special assessments due and payable after the Closing Date; covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

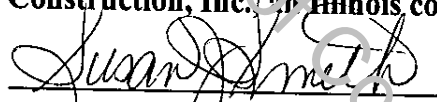
Permanent Real Estate Index Number(s): Part of 18-04-209-001,-002,-003,-004,-005,-006,-010,-011 & -012-0000

Address of Real Estate: 1 N. Beacon Place, La Grange, Illinois 60525


In Witness Whereof said Grantor has caused its name to be signed to these presents this 29th day of April, 2004.

BEACON PLACE LLC, an Illinois limited liability company

By: Norwood Construction, Inc. an Illinois corporation, Company Manager

By: 
Assistant Vice-President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 29 04
DEPT. OF REVENUE
380.00
P.B. 10686

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Assistant Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Beacon Place LLC, an Illinois limited liability company, and 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 such Assistant Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said company, for the uses and purposes therein set forth.


Given under my hand and notarial seal this 29th day of April, 2004.


Notary Public

NOTARIAL SEAL

OFFICIAL SEAL
CAROLINE E VULLMANN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08-29-07

This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL 29 04
P.B. 11427

190.00