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Doc#: 0420241136
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/20/2004 11:47 AM Pg: 1 of 2

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THIS INSTRUMENT PREPARED BY:

Sara J. McMurray
Attorney At Law
Law Office of Lloyd Gussis
2536 North Lincoln
Chicago, IL 60614

WARRANTY DEED

THE GRANTOR, THE 3736 WEST BERTEAU, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Martin Anderson, the real estate commonly known as 3736-42 West Berateau, Unit #3738-2, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

M.G.R. TITLE

ADDRESS: 3736-42 West Berateau, Unit #3738-2, Chicago, Illinois

PTIN: 13-14-313-034-0000

DATED this 18th day of June, 2004

THE 3736 WEST BERTEAU, LLC

By: Randall Pavlock (SEAL)
Randall Pavlock, Manager

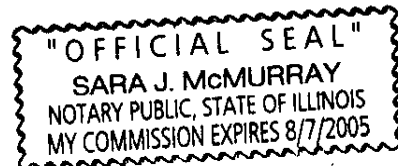
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Randall Pavlock, Manager of THE 3736 WEST BERTEAU, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that 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 notarial seal this 18th day of June, 2004.

[Signature]
Notary Public

My commission expires: _____



UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT #3738-2 IN THE 3736-42 WEST BERTEAU CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 25 AND THE SOUTH 1/2 OF LOT 26 IN BLOCK 12 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE IN W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 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 0405731040 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:

R. Garcia
899 Skokie Blvd #300
Northbrook IL 60062

SEND TAX BILL TO:

Martin Anderson
3738 W. Berseau #2
Chicago IL 60618

City of Chicago
Dept. of Revenue
345710



Real Estate
Transfer Stamp
\$892.50

07/15/2004 15:02 Batch 02243 50

STATE TAX
STATE OF ILLINOIS
 JUL. 15.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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0011900
FP326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 JUL. 15.04
REVENUE STAMP

82951310000
0001310000
REAL ESTATE
TRANSFER TAX
0005950
FP326670