

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

143423234
Warren C. Dulski
Attorney at Law
4108 N. Cicero Ave.
Chicago, IL 60641



Doc#: 0421126265
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/29/2004 02:49 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Jeremy Bosshart
4007 W. Nelson, Unit 7C
Chicago, IL, 60641

GRANTOR(S), 3022-24 North Pulaski, LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Jeremy Bosshart, unmarried, of 1240 Clematis, Streamwood, IL., the following described real estate: A.

See Attached Legal Description

Permanent Index No: 13-27-215-030-000 (affects unit and other property)

Property Address: 4007 W. Nelson, Unit 7C, Chicago, IL, 60641

SUBJECT TO: (a) current general real estate taxes and subsequent years and special taxes or assessments; (b) the Illinois Condominium Property Act; (c) The Declaration, including all amendments and exhibits attached thereto; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the property, if any; (f) acts done or suffered by the Grantee, or anyone by, through or under Grantee; (g) covenants, conditions, agreements, building lines and restrictions of record; (h) roads or highways, if any; (i) private, public and utility easements, including any easements established by or implied from the Declaration, or amendments thereto.

Grantor also hereby grants to the grantee, its successor and or 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.

623

UNOFFICIAL COPY

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 herein.

DATED this 15 day of June, 2004.

3022-24 NORTH PULASKI, LLC

BY:

John Mulligan

Cindy Mulligan

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that John Mulligan and Cindy Mulligan, members of 3022-24 North Pulaski, LLC, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary act, and as the act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of June, 2004.

Commission expires _____

[Signature]
NOTARY PUBLIC



Prepared by:

Larry Siegel, Attorney
750 Lake Cook Rd., #350
Buffalo Grove, IL., 60089

City of Chicago
Dept. of Revenue
346530
07/22/2004 13:57 Batch 02525 48
Real Estate
Transfer Stamp
\$952.50

STATE TAX

STATE OF ILLINOIS



JUL.22.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004749

REAL ESTATE
TRANSFER TAX

00127.00

FP 103020

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.22.04

REVENUE STAMP

0000004650

REAL ESTATE
TRANSFER TAX

00063.50

FP 103019

UNOFFICIAL COPY

Property Address: 4003 W. NELSON, UNIT 3A,
CHICAGO IL 60000

Legal Description:

UNIT 3A IN THE NORTH PULASKI CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 27, 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 April 2, 2004 AS DOCUMENT NUMBER 0409344023, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index No.: 13-27-215-030
AFFECTS THE UNDERLYING LAND