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Chicago Title Insurance Company

WARRANTY DEED LLC to Individual

STSD063182



Doc#: 0421133265
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/29/2004 01:53 PM Pg: 1 of 4

THE GRANTOR, Bernard Property Investments, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, **CONVEYS** and **WARRANTS** to Dean J. Moss, a married person, of 5342 W. Devon Avenue, Chicago, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4
b

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; any confirmed special tax or assessment; general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during and subsequent to the year 2003; terms and conditions of the Declaration of Condominium and Bylaws of the Bernard Court Condominiums

Permanent Real Estate Index Number(s): 13-14-202-028-0000
Address(es) of Real Estate: 4716 N. Bernard, #3W, Chicago, Illinois 60625

The tenant of unit 4716 N. Bernard, #3W has waived or failed to exercise the right of first refusal.

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 right 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.

In Witness Whereof, Bernard Property Investments, LLC has caused its name to be signed to these presents by its Manager, and attested by its Managers this 14 day of July, 2004.

BOX 333-CT

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COOK
CO. NO. 015
3 2 8 2 6 1

 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 28 '04 DEPT. OF REVENUE 165.00
P.B. 10086

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 28 '04
P.B. 1427 82.50

★ 1 4 4 7 9 6
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE JUL 28 '04 619.00
★ P.B. 11193

★ 1 4 4 7 9 4
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE JUL 28 '04 619.00
★ P.B. 11193

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Bernard Property Investments, LLC

By Hector Rodriguez
Hector Rodriguez
Manager

David Rodriguez
David Rodriguez
Manager

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Hector Rodriguez, personally known to me to be a Manager of the Bernard Property Investments, LLC, and David Rodriguez, personally known to me to be a Manager of said Limited Liability Company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person, and severally acknowledged that as such Hector Rodriguez, Manager and David Rodriguez, Manager they signed and delivered the said instrument, pursuant to authority given by the Managers of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of July 2004



Joy D Fisher (Notary Public)

Prepared By: Joy D Fisher
4180 RFD Rte 83
Long Grove, Illinois 80047

Mail To:
Buyer's Attorney: Michael Cozzi
215 N. Arlington Heights Road
Arlington Heights, IL 60004

Name & Address of Taxpayer:
Dean J. Moss
4716 N. Bernard, #3W
Chicago, Illinois 60625

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EXHIBIT 'A' **Legal Description**

4716 N. Bernard, #3W in Bernard Court Condominiums as delineated on the survey of the following described property:

THE NORTH ½ OF LOT 30, AND ALL OF LOT 31 IN BLOCK 67 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST ½ OF BLOCK 22 AND BLOCK 27 ALL OF BLOCK 23, 24, AND 26 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCKS 1 AND 8 AND BLOCK 2 (EXCEPT THE EAST ONE FOOT THEREOF) IN CLARK'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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