UNOFFICIAL COPY

WARRANTY DEED (Limited Liability Company to Individual) Statutory

THE GRANTOR, 2044-48 W. FARWELL BUILDING, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and

valuable considerations in hand paid, CONVEYS and WARRANTS to CHRISTINE TAYLOR, 1249 West Thorndale, #3E, Chicago, IL 60660, the following described Real Estate situated in the County of Cook, in the State of

Illinois, to wit:



Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 08/26/2004 09:36 AM Pg: 1 of 2

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illino	is.
SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.	"
Permanent Real Estate Index Number: +3-13-226 934-0000	
Address of Real Estate: 2048 West Farwell, Unit #3W, Chicago, IL 60645	
In Witness Whereof, said Grantor has caused its name to or signed to these presents by Its Manager this 4 day of	august, 2004.
2044-48 W. FARWELL BUILDING, L.L.C., an Illinois Dimited Liability Company,	
BY: Now (SEAL) RODNEY E. STARR, Its Manager	164
STATE OF ILLINOIS)	
) SS.	`\
COUNTY OF COOK)	 :
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DC VEREBY CERTIFY STARR, as Manager of 2044-48 W. FARWELL BUILDING, L.L.C., an Illinois Limited Liability Company, person to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and	ally known to me, and

set forth, including the release and waiver of the right of homestead.

day of Oh

BER LEIN, 3413 North Paulina, Chicago, IL 60657.

This Instrument was

SEND SUBSEQUENT TAX BILLS TO:

80X 333-C

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PARCEL 1:

UNIT NUMBER 3W IN 2044-48 W. FARWELL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 75 FEET OF THE WEST 360 FEET OF LOTS 1, 2 AND 3 TAKEN AS A TRACT, EXCEPTING THEREFROM THE NORTH 125 FEET THEREOF, IN SMITH'S ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416234024, (AND AS AMENDED FROM TIME TO TIME), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE A GHT TO THE USE OF P-6, AND S-4, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1416234024.

PERMANENT INDEX NUMBER: 11-31-120-011-0000

COMMONLY KNOWN AS: 2048 WEST FARWELL AVENUE, UNIT #3W, CHICAGO, IL 60645

Subject only to: (1) current general real estate laxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) act, done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and all amendments thereto; (8) liens and other matters over which the title insurer provided for berein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantee, her 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 stapulated at length herein.



