

UNOFFICIAL COPY

WARRANTY DEED



MAIL TO:

Klise + Biel Ltd.
1478 W. Webster Ave.
Chicago IL 60614

Doc#: 0427320099
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/29/2004 11:34 AM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Aaron Zeitner
124 7 N. Bosworth, #1S
Chicago, IL 60622

Deed made on July 22, 2004, by 1247-49 N. BOSWORTH LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, Grantor, to Aaron Zeitner and Ryan Roberts Grantee(s), of Chicago, Illinois, as tenants in common ~~jointly or in common by the entirety~~.

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, CONVEYS and WARRANTS to the Grantee(s), the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No: 17-05-116-031 & 17-05-116-032

Property Address: 1247-49 N. Bosworth, Unit # 1S, Chicago, IL 60622

together with all the estate and rights of the Grantor in such property, subject to: 1) real estate taxes for the year 2003 and subsequent years; 2) covenants, conditions, restrictions and easements of record; 3) all applicable zoning laws and ordinances.

DATED this 22 day of July, 2004.

1247-49 N. Bosworth LLC

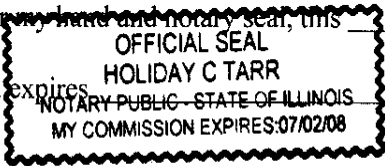
John Kerins
By: John Kerins
Its: Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JOHN KERINS, personally known to me to be the Manager of the limited liability company which is the Grantor, and personally known to me to be the same person whose name is subscribed to the preceding instrument appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 22 day of July, 2004.

My commission expires



[Signature]
Notary Public

PREPARED BY: Tarr & Associates, PC, 4611 N. Ravenswood, Chicago, IL 60640

RECOR TITLE 547358
2 AS

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1S IN THE 1247-49 NORTH BOSWORTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 44 AND 45 IN ECHOLS AND DICKSON'S SUBDIVISION OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 5, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0405116182; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.


PARCEL 2:


THE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DESCRIBED IN THE AFORESAID DECLARATION.

Property Address: 1247-49 N. Bosworth, Unit #1S & P-4, Chicago, IL 60622

P.I.N. 17-05-116-031-0000 and 17-05-116-032-0000 (underlying)

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000022287 SEP. 27. 04	REAL ESTATE TRANSFER TAX
			00216.25
			FP326707

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000013891 SEP. 27. 04	REAL ESTATE TRANSFER TAX
			03244.00
			FP 102803

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000022361 SEP. 27. 04	REAL ESTATE TRANSFER TAX
			00432.50
			FP 102809