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04288411300

Doc#: 0428841130
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 10/14/2004 11:08 AM Pg: 1 of 2

2057668/06 m7c (2)
WARRANTY DEED
(LLC to Individual)
(Illinois)

THIS AGREEMENT, made this 1 day of October, 2004 between World of Wayne, 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, party of the first part, and Troy D. Hanson 1441 W. Farwell, Chicago, Illinois 60626, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

an unmarried man
WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Managing Members of said LLC, by these presents does REMISE, RELEASE, ALLEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 2D, in THE WAYNE WAY CONDOMINIUM or a survey of the following described real estate:

LOT 5 IN BLOCK 4 IN L.E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DOCUMENT NO. 0410427074 TOGETHER WITH AN 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, 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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 11-32-122-004-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility

M.G.R. TITLE

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easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2003 and subsequent years.

Permanent Real Estate Number(s): 11-32-122-004-0000

Address(es) of Real Estate: 6812 N. Wayne, Unit 2D, Chicago, Illinois 60626

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ Manager, the day and year first above written.

WORLD OF WAYNE LLC

BY: _____

Manager

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:

Alexandria Richards
3114 W. Irving Park Rd.
Chicago, Illinois 60618

SEND SUBSEQUENT BILLS TO:

Troy Hanson
6812 N. Wayne, Unit 2D
Chicago, Illinois 60626

OR RECORDER'S OFFICE BOX NO. _____

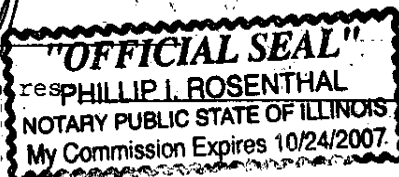
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Petru Muntean is personally known to me to be the Manager of World of Wayne, LLC, an Illinois limited liability company, and personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of 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 6 day of October, 2004.

Notary Public

Commission Expires



City of Chicago

Dept. of Revenue

355576

10/13/2004 07:59 Batch 02295 4



Real Estate

Transfer Stamp

\$1,072.50

