

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)

NO ABS

GRANTOR(S),  
6436-42 LEAVITT, L.L.C.  
a limited liability company created and existing  
under and by virtue of the laws of  
State of Illinois, and duly authorized  
to transact business in the State of Illinois  
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),  
BRADLEY S. HOFFMAN  
5312 N. Winthrop  
Chicago, Il



Doc#: 0434811153  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/13/2004 01:32 PM Pg: 1 of 3

(The Above Space For Recorder's Use)

in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:  
See Legal Description attached hereto

Dated this 23 day of November, 2004

6436-42 Leavitt, L.L.C.

By: [Signature]  
Anita Goyal, Managing Member

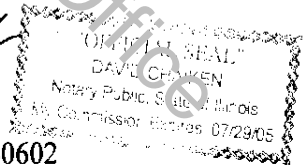
[Signature]  
William DeBruyn, Managing Member

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 Anita Goyal and William DeBruyn, the managing members of 6436-42 Leavitt, LLC, an Illinois limited liability company, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notary seal, this 23 day of November, 2004

[Signature]  
NOTARY PUBLIC



This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, Il 60602

AMSP416 UND ST5067263 1 OF 2

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	DEC.-7.04
# 0000081295	0022700
	FP 102808

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	DEC.-7.04
# 0000081500	0011350
	FP 102802

REVENUE STAMP

204334

# UNOFFICIAL COPY


**STREET ADDRESS:** 6442 N. LEAVITT., UNIT 3-E  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 11-31-315-017-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 6442-E3 IN THE FAIRFAX CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 117, 118 AND 119 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. ~ IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b> DEC. 7.04	<b>REAL ESTATE TRANSFER TAX</b>
		# 000018137 0170250
		FP 102805

**UNOFFICIAL COPY****EXHIBIT A**

UNIT NUMBER 6442-E3 IN THE FAIRFAX CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 117, 118 AND 119 IN THE ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0430827027 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: 11-31-315-017-0000

ADDRESS OF PROPERTY: 6442 N. LEAVITT, #E3, CHICAGO, ILLINOIS 60645  
There are no Tenants in the Unit.

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 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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the

Declaration; and

9. Acts done or suffered by the Purchaser.

Mail to: Judith Fors  
4669 N. Manor  
Chicago IL 60625

Sent Subsequent Tax Bills to: Bradley Hoffman  
6442 N. Leavitt #E3  
Chicago IL 60645