

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
(Limited Liability Company to  
Individual)**



**Doc#: 0435702069**  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/22/2004 08:13 AM Pg: 1 of 2

**THE GRANTOR**

Above Space for Recorder's use only

**ARMITAGE DEVELOPMENT, 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 the sum of (\$10) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **ELIZABETH A. COFFEE, 520 W. Diversey, #2W, Chicago, Illinois 60614** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 3E IN 3101 WEST ARMITAGE CONDOMINIUM , AS  
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED  
PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 1 IN NILS F. OLSON'S SUBDIVISION OF THAT PART  
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP  
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D"  
TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 29, 2004  
AS DOCUMENT NO. 0427327057 TOGETHER WITH AN UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 A  
LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED  
TO THE DELCARATION AFORESAID RECORDED AS DOCUMENT  
NO. 0427327057.

Permanent Index Number (PIN): 13-36-300-011

Address of Real Estate: 3101 W. Armitage, Unit 3E, Chicago, IL 60647

SUBJECT TO: General Taxes for 2003 and subsequent years.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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

**P.N.T.N.**

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land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated this 27<sup>th</sup> day of October, 2004

ARMITAGE DEVELOPMENT, LLC

By: *Thaddeus R. Quinley*  
THADDEUS R. QUINLEY, Manager

CITY OF CHICAGO



DEC. 14. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

# 0000003408

REAL ESTATE TRANSFER TAX
0220125
FP 103026

State of Illinois, County of Cook s, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that THADDEUS R. QUINLEY is personally known to me to the manager of the limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of October, 2004

Commission expires 20



*Judith Turner*  
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Avenue, Chicago, IL. 60630

MAIL TO:

MAIL TO:

*John L. Emmons*  
ATTORNEY AT LAW  
855 E. Gold Rd  
Suite 1143  
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

ELIZABETH A. COFFEE  
3101 W. Armitage, 3E  
Chicago, IL 60647

STATE OF ILLINOIS



DEC. 14. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000007471

REAL ESTATE TRANSFER TAX
0029350
FP 103021

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. 14. 04

COUNTY TAX

# 0000007479

REAL ESTATE TRANSFER TAX
0014675
FP 103025