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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 EEVELOPMENT, 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 V'EST 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. O. SON'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUT!! VEST 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

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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 27th day of October, 2004

ARMITAGE DEVELOPMENT, LLC

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX

DEC.14.04

REAL ESTATE TRANSFER TAX

0220125

FP 103026

By:

THADDEUS K. QUINLEY, Manager

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 sent, this 27th day of October, 2004.

Commission

"OFFICIAL SEAL" JUDITH TURNER

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

IL. 60630

MAIL TO:

while L. Emmons ATTORNEY AT LAW

MITIC

SEND SUBSEQUENT TAX BILLS TO:

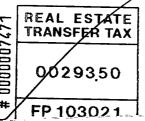
ELIZABETH A. COFFEE 3101 W. Armitage, 3E Chicago, IL 60647

STATE OF ILLINOIS



DEC. 14.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE





REAL ESTATE TRANSFER TAX

0014675

FP 103025