

UNOFFICIAL COPY

WARRANTY DEED (Corporation to Individual)



Doc#: 0501302177
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/13/2005 09:18 AM Pg: 1 of 4

PREPARED BY:
Robert J. McCormack, Esq.
2463 N. Lincoln Avenue
Chicago, IL 60614

MAIL TO:

Neal M. Ross
233 E. Erie St., Suite 300
Chicago, IL 60611

NAME & ADDRESS OF TAXPAYER:

Gary Shapiro,
2444 N. Seminary, Unit 4
Chicago, IL 60614

THE GRANTOR(S) Impressionist Homes on Seminary II, 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 Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to Gary Shapiro, having an address of 1337 W. Wrightwood of the City of Chicago, County of Cook, State of Illinois the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

* AN unmarried man @
SEE EXHIBIT A

Permanent Real Estate Index Number(s): 14-29-421-033-0000
Property Address: 2444 N. Seminary, Unit 4, Chicago, IL 60614

SUBJECT TO: covenants, conditions and restrictions of record, which do not adversely affect the use of the Unit as a residence; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for 2444 N. Seminary Condominium (the "Declaration") and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed; applicable building and building line restrictions and zoning laws; the Condominium Property Act; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which Chicago Title Insurance Company is willing to insure over without cost to Purchaser.

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

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents 4th day of January, 2005 .

BOX 333-CP

011-NA MAW 1081 SA 5507093

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★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN 11 '05 ★
★ RB. 11193 ★
★ 381.00 ★

★ 1 4 9 | 7 2
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN 11 '05 ★
★ RB. 11193 ★
★ 999.00 ★

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★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN 11 '05 ★
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★ 999.00 ★

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents 4th day of January, 2005 .

IMPRESSIONIST HOMES ON SEMINARY II, LLC, an Illinois limited liability company

By: IMPRESSIONIST HOMES OPPORTUNITY FUND II, LLC,
an Illinois limited liability company
Its: Managing Member

By: IH HOLDINGS CORP., an Illinois corporation
Its: Manager

By: [Signature]
Daniel P. Fowler
Its: President

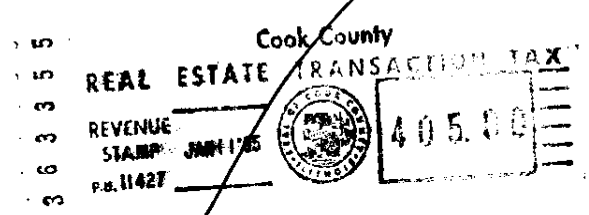
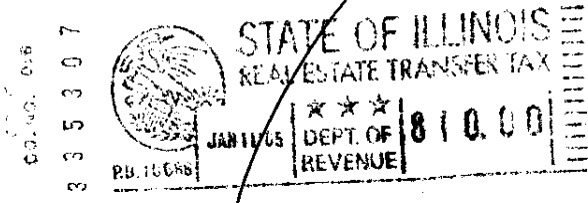
STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel P. Fowler, personally known to me to be the President of IH Holdings Corp., an Illinois corporation, Manager of Impressionist Homes Opportunity Fund II, LLC, Managing Member of Impressionist Homes on Seminary II, LLC, an Illinois limited liability company, 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 severally acknowledged that as such President of Manager of the limited liability company, signed and delivered the said instrument pursuant to authority given by the members 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 4th day of January, 2005 .

[Signature]
Notary Public

My Commission Expires: 8/16/05



UNOFFICIAL COPY*EXHIBIT A***CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 SA5507093 NA
STREET ADDRESS: 2444 N. SEMINARY AVE #4
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-29-421-033-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT 4 IN THE 2444 N. SEMINARY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE NORTH 16 FEET OF LOT 7 IN BLOCK 1 IN LINN AND SWAN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0436234148, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0436234148.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE, AS A LIMITED COMMON ELEMENT, THE ROOF OVER UNIT 4 IN THAT AREA DELINEATED AS ROOF RIGHTS ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0436234148.