

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



05045411180

Doc#: 0504541118
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/14/2005 12:01 PM Pg: 1 of 3

2059698MTCLaSalle

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THE GRANTOR, Ballygawley Properties, L.L.C., a corporation 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Robert E Herbster ~~and Marie A. Herbster his wife, not as joint tenants or tenants in common but as tenants by the entirety,~~

(GRANTEE'S ADDRESS) 399 West Fullerton, Unit 5W, Chicago, Illinois 60614

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes for the year 2004 and subsequent years.

Permanent Real Estate Index Number(s): 14-19-131-021-0000

Address(es) of Real Estate: 3652 North Damen, Unit 3 and P.S. 3, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Attorney At Law this 7th day of February, 2005.

Ballygawley Properties, L.L.C.

By Nicholas Hardgrove
Nicholas Hardgrove
Manager

Attest Michelle A. Laiss
Michelle A. Laiss
Attorney At Law

City of Chicago
Dept. of Revenue
368128
02/09/2005 10:57



Real Estate
Transfer Stamp
\$3,300.00
Batch 02266 10

STATE TAX
STATE OF ILLINOIS
FEB.-9.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000015745
REAL ESTATE
TRANSFER TAX
0044000
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB.-9.05
REVENUE STAMP

0000151752
REAL ESTATE
TRANSFER TAX
0022000
FP326670

M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF

Cook

ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Nicholas Hardgrove, personally known to me to be the Manager of the Ballygawley Properties, L.L.C., and Michelle A. Lajss, personally known to me to be the Attorney At Law of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Nicholas Hardgrove and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of February 19 2005



Pamela Hill (Notary Public)

Prepared By: Michelle A. Laiss
1530 West Fullerton
Chicago, Illinois 60614

Mail To:
John Klise, Attorney At Law
1478 West Webster Avenue
Chicago, Illinois 60614

Name & Address of Taxpayer:
Robert E Herbster and Karen A. Herbster
3652 North Damen, Unit 3 and P.S. 3
Chicago, Illinois 60618

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PARCEL 1:

UNIT 3 IN THE 3652 NORTH DAMEN AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE;

LOT 3 IN THE SUBDIVISION OF THE EAST 173 FEET OF THE EAST 1/2 OF BLOCK 1 IN SELLERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0503903010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, STORAGE SPACE S3, REAR DECK AND ROOF RIGHTS, LIMITED COMMON ELEMENTS, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0503903010

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.

P.I.N. 14-19-131-021-0000

3652 NORTH DAMEN AVENUE, UNIT 3, CHICAGO, ILLINOIS 60618