



0506745085

WARRANTY DEED

Doc#: 0506745085
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/08/2005 09:45 AM Pg: 1 of 4

MARQUIS TITLE 0405452 1 of 3

This agreement, made this 28th day of February, 2005, between 6433-35 KENWOOD, 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, party of the first part, and

KEVIN SMITH

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Member/Mangers of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to-wit:

LEGAL ATTACHED.

- PIN: 20-23-213-091-1001 (UNDERLYING)
- 20-23-213-091-1002 (UNDERLYING)
- 20-23-213-091-1003 (UNDERLYING)
- 20-23-213-091-1004 (UNDERLYING)
- 20-23-213-091-1005 (UNDERLYING)
- 20-23-213-091-1006 (UNDERLYING)

COMMONLY KNOWN AS: 6433 S. KENWOOD, UNIT 2N, CHICAGO, IL 60637

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

City of Chicago
Dept. of Revenue
370540
03/04/2005 09:28



Real Estate
Transfer Stamp
\$1,492.50
Batch 11870 8

UNOFFICIAL COPY

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 amendments thereto; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein; and grantor reserves to itself, its contractors and subcontractors, and their respective agents and employees and easement for ingress, egress, and access to and throughout the Property to perform, and as may be required in connections with the construction and equipping of the improvements on the parcel, which easement shall continue at the Developer's discretion for two (2) years following the date of the election of the Initial Board of Managers. In connection therewith, the Developer, its contractors and subcontractors, and their respective agents and employees shall have the right to take into and through and maintain on the Property all material and equipment required in connection with such construction and equipping, and to temporarily suspend operation of entrances, doors, corridors, and other Common Elements without liability to any Unit Owner or Occupant; provided, however, that at all times Unit Owners and Occupants shall have reasonable access to their respective Units and Limited Common Elements, and the Developer shall cause as little inconvenience to Unit Owners and Occupants as is reasonably possible under the circumstances. The Developer shall promptly repair any damage caused to the Common Elements or any Unit in connection with the exercise of its rights and easements reserved herein.

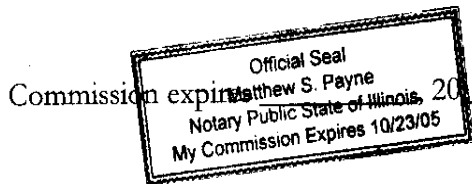
IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager, the day and year first above written.

6433-35 KENWOOD, LLC

X *Pawel Suder* (SEAL)
Pawel Suder, Member/Manager

State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAWEL SUDER, personally known to me to be a Member/Manager of 6433-35 KENWOOD, LLC, an Illinois 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 Member/Manager, he signed, sealed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by resolution of the Managers of said Limited Liability Company as their free and voluntary act and as the free and voluntary act of the Limited Liability Company, and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2005.



[Signature]
NOTARY PUBLIC

This instrument prepared by Matthew S. Payne, George Krasnik & Associates, 5710 N. Northwest Hwy., Chicago, IL 60646

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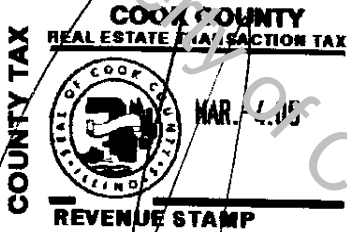
MAIL TO:

Kevin Smith
6433 S. Kenwood Unit 2A1
Chicago IL 60637

SEND SUBSEQUENT TAX BILLS TO:

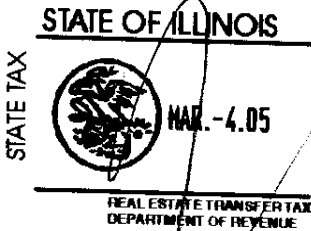
Kevin Smith
6433 S. Kenwood Unit 2A1
Chicago, IL 60637

Recorder's Office Box No. _____



REAL ESTATE TRANSFER TAX
0009950
FP326670

0000153258



REAL ESTATE TRANSFER TAX
0019900
FP326669

0000076450

Property of Cook County Clerk's Office

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*Marquis Title Company
6060 North Milwaukee Avenue
Chicago, IL 60646*

A Policy Issuing Agent of Chicago Title Insurance Company

File No: 0405452

EXHIBIT A

Legal: **PARCEL 1:**
UNIT 2N IN 6433-35 SOUTH KENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 17 IN BLOCK 6 IN WAIT AND BOWNE'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 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 0010692573, AND AS AMENDED BY DOCUMENT 0433827007, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-2N, AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010692573.

Address: 6433 S. Kenwood, Unit 2N, Chicago, IL 60637

PIN: