

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

BRUCE BAUER
555 SKOKIE #595
NORTHBROOK, IL 60062



Doc#: **0506902481**
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/10/2005 01:32 PM Pg: 1 of 2

NAME & ADDRESS OF TAXPAYER:

Douglas M. Patscot
5105 West Madison Street, Unit 2-508
Skokie, IL 60077

RECORDER'S STAMP

50111052-529709282/1

THE GRANTOR, **MADISON PLACE 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 receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company, CONVEYS and WARRANTS to

DOUGLAS M. PATSCOT
7358 N. Damen Avenue, Chicago, IL 60645

(NAME AND ADDRESS OF GRANTEE)

the following real estate situated in the Village of Skokie, Cook County, State of Illinois, to wit:

Parcel 1: Unit **2-508** together with its undivided percentage interest in the Common Elements in the Madison Place Condominiums as delineated in the Declaration Recorded November 25, 2002 as Document Number 0021302667, as amended from time to time, in the Southeast Quarter of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2: The exclusive right to the use of Limited Common Elements known as Parking Space **P2-21** and Storage Space **S2-21**, as delineated on the Survey attached to the Declaration, aforesaid;

Parcel 3: Easement for storm water detention for the benefit of Parcel 1 created by deed Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on June 16, 1994 as Document Number 94530404 over and upon Lot 2 in Madison Place Condominiums Plat of Resubdivision and Consolidation being a Subdivision of Part of the Southeast 1/4 of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois;

commonly known as 5105 West Madison Street, Skokie, Illinois 60077
and having P.I.N. Nos.: Part of recently assigned: 10-21-405-060;

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 herein.

BOX 333-CP

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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.

This Deed is also subject to: Real estate taxes not yet due and payable; the Illinois Condominium Property Act; the Condominium Declaration; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Madison Place Condominium Association and Condominium assessments and special assessments due and payable after the Closing Date; Covenants, conditions and restrictions and building lines then of record; easements existing or of record; and special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 2nd day of March, 2005.

MADISON PLACE LLC, an Illinois limited liability Company

By: Norwood Construction, Inc., an Illinois corporation, Company Manager

By: *Susan J. Smith*
Assistant Vice-President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$843
Skokie Office 03/02/05

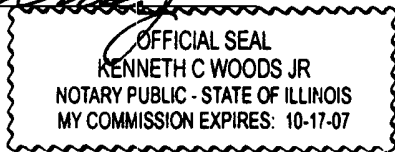
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Susan J. Smith personally known to me to be the Assistant Vice-President of Norwood Construction, Inc., an Illinois Corporation, the Manager of Madison Place LLC, an Illinois limited liability 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 Assistant Vice-President, she signed and delivered the said instrument pursuant to authority given by the Board of directors of said Corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation on behalf of said Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of March, 2005.

Kenneth C Woods Jr

NOTARIAL SEAL

Notary Public



VILLAGE OF SKOKIE
TRANSFER STAMP

This instrument was prepared by Stephen S. Messutta, 7458 N. Harlem Avenue, Chicago, IL 60631.

