## **UNOFFICIAL COPY**



First American Title Insurance Company WARRANTY DEED **ILLINOIS STATUTORY** Corporation to Individual



Doc#: 0507614225

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 03/17/2005 11:10 AM Pg: 1 of 4



THE GRANTOR, 860 W. Aldine, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 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, CUNVFY(S) and WARRANT(S) to Pamela Plehn of 860 W. Aldine Avenue. Unit 4, Chicago, IL 60657 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Unit No. 4, in The 860 W. Aldine Condominium Association, as delineated on a plat of survey of the following described tract of land: Lot 11, in Block 2, in Bucking am's Subdivision of Block 4, in the partition of the North 3/4 of the East half of the Southeast quarter of Section 20 Township 40 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "C" to the declaration of condominium ownership recorded January 27, 2005, as document no. 0502703145, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois,

#### THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Real estate taxes not yet due and payable; special taxes or assertments for improvements not yet completed and other assessments thereof not due and payable at the time of closing; applicable zoning and building laws or ordinances; encroachments, utility easements, covenants; condition, restrictions, easements and agreements of record. provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the premises as a residence; acts done or suffered by Buyer or anyone claiming, by, through, or under Buyer.

Permanent Real Estate Index Number(s): 14-20-420-024-0000 (Affect the underlying property.) Address(es) of Real Estate: 860 W. Aldine Avenue, Unit 4, Chicago, IL 60657

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 Member

day of

February , 20 05

860 W. Aldine, LLC, an Illinois limited

liability company

By: Patrick J. Heneghan, Member

Warranty Deed - Corporation

FASTDocs 11/2002

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STATE OF ILLINOIS, COUNTY OF	COOK		SS.	
I, the undersigned, a Notary Public in a Heneghan, personally known to me to be personally known to me to be the Membrame(s) are subscribed to the forgoing in as such and he signed and delivered the thereto, pursuant to authority given by the free and voluntary act and deed of sa	the Member of ber of said comp instrument, appea e said instrument the Board of Dire	the 860 W. Aldine, LI any and personally kno red before me this day it and caused the corporectors of said corporation.	CC, an Illinois limited wn to me to be the sa n person and severally rate seal of said corpo on, as their free and v	I liability company me person(s) whose acknowledged that ration to be affixed
Given under my hand and official seal, this	-08 H	day of <u>February</u>	, 20 _05	·
	, O <sub>2</sub> C	OT PATRI	FFICIAL SCAL ICIA SAN MARTIN PUBLIC, STATE OF ILLINOIS MUCION EXPIRES 8-5-2006	_(Notary Public)
Prepared by:	0	£		
Christopher M. Novy, Esquire Rock Fusco, LLC				
350 N. LaSalle Street, Suite 900		0,		
Chicago, IL 60610		9hx	CITY TAX	
m	R.10.05	MAR. 10.05  TA MAR. 10.05  THEALESTATE TRANSFERTIAN  DEPARTMENT OF REVENUE  ### FP 103027	STATE OF L	REAL EST

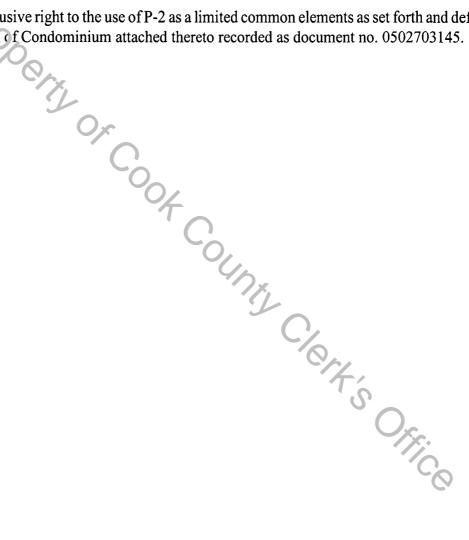
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### **UNOFFICIAL COPY**

#### **Legal Description**

Parcel 1: Unit No. 4, in the 860 W. Aldine Condominium Association, as delineated on a plat of survey of the following described tract of land: Lot 11, in Block 2, in Buckingham's Subdivision of Block 4, in the partition of the North 3/4 of the East half of the Southeast quarter of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "C" to the declaration of condominium ownership recorded January 27, 2005, as document no. 0502703145, as amended from time to time, 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-2 as a limited common elements as set forth and defined in the Declaration of Condominium attached thereto recorded as document no. 0502703145.



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The deed to the subject unit must contain the following language: '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

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.

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