

# 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

FIRST AMERICAN TITLE  
ORDER # 1031673  
10/16/05

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, CONVEY(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 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.~~

## THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Real estate taxes not yet due and payable; special taxes or assessments 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

20th day of February, 20 05

860 W. Aldine, LLC, an Illinois limited liability company


  
By: Patrick J. Heneghan, Member

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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 Patrick J. Heneghan, personally known to me to be the Member of the 860 W. Aldine, LLC, an Illinois limited liability company personally known to me to be the Member of said company 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 and he 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 28<sup>th</sup> day of February, 20 05.

  
\_\_\_\_\_  
(Notary Public)  
**OFFICIAL SEAL**  
**PATRICIA SANMARTIN**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8-6-2006

**Prepared by:**  
Christopher M. Novy, Esquire  
Rock Fusco, LLC  
350 N. LaSalle Street, Suite 900  
Chicago, IL 60610

**Mail To:**  
Daniel M. Loewenstein, Esquire  
130 S. Jefferson Street, Suite 500  
Chicago, Illinois 60661

**Name and Address of Taxpayer:**  
Pamela Plehn  
860 W. Aldine Avenue, Unit 4  
Chicago, IL 60657

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
MAR. 10. 05  
# 0000006860

**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
MAR. 10. 05  
# 0000006653

**CITY OF CHICAGO**  
CITY TAX  
REAL ESTATE TRANSACTION TAX  
REVENUE  
MAR. 10. 05  
# 0000013476

REAL ESTATE TRANSFER TAX	00237.50
FP 103028	

REAL ESTATE TRANSFER TAX	00475.00
FP 103027	

REAL ESTATE TRANSFER TAX	03562.50
FP 102812	

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## 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.

Property of Cook County Clerk's Office