

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

422365



0509634064

Doc#: 0509634064
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 04/06/2005 10:57 AM Pg: 1 of 3

STC#L 422 365WWR

THE GRANTOR(S), Cuyler Partners, LLC, an Illinois Limited Liability Company creating 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, CONVEY(S) and Warrant(s) to Benjamin Hall and Lisa O'Dwyer, 1335 N. Mowhawk, Unit 1S, Chicago, Illinois of the County of Cook, as joint tenants and not as tenants in common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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 easement 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 easement set forth in said declaration for the benefit of the remaining property described therein.

3pgs

THERE IS NO TENANT TO THIS UNIT

SUBJECT TO: general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-314-007-0000
Address(es) of Real Estate: 1463 W. Cuyler, Unit 1 and P-1, Chicago, IL 60613

Dated this 29th day of March, 2005

Cuyler Partners, LLC

By: [Signature]
Michael J. Sato
Manager

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael J. Sato, manager of Cuyler Partners, LLC personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of March, 2005



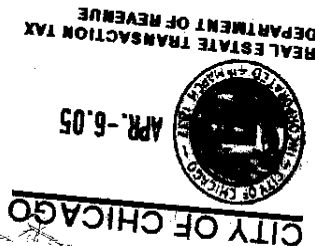
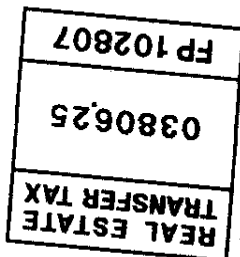
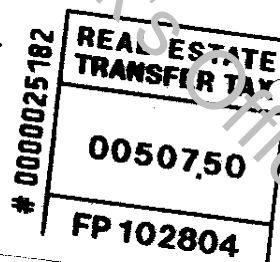
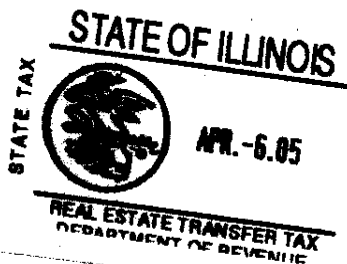
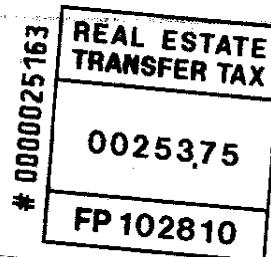
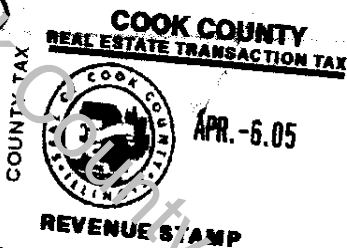
[Signature]

(Notary Public)

Prepared By: Angela Koconis-Gibson
4854 N. Kedvale
Chicago, Illinois 60630

Mall To: Benjamin Hall
1463 W. Cuyler #1
Chicago IL 60613

Name & Address of Taxpayer:
Benjamin Hall and Lisa O'Dwyer
1463 W. Cuyler, Unit 1
Chicago, IL 60613



CITY TAX

UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT
Schedule A - Legal Description
File Number: TM172479
Assoc. File No: 9408-422365

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

PARCEL 1: UNIT 1 IN THE 1463 W. CUYLER CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

THE WEST 25 FEET OF LOT 13 IN BLOCK 4 IN ASHLAND ADDITION TO RAVENSWOOD, SAID ADDITION BEING A SUBDIVISION OF THAT PART SOUTHWEST OF GREEN BAY ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 325 FEET OF THE WEST 200 FEET) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED 9/1/2005, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0509127082, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION AND AS DEPICTED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0509127082.

[Handwritten signature]

STEWART TITLE GUARANTY
COMPANY