

WARRANTY DEED
Statutory (Illinois)

UNOFFICIAL COPY

(Limited Liability Company to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 25th day of March, 2005, between 1308-18 West North Shore, LLC, an Illinois 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 Illinois, party of the first part, and Stephanie K. Dodoo of 2509 W. Catalpa - #3W Chicago, IL 60625

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and no/100 ---- (\$10,00) DOLLARS and other and good and valuable consideration in hand paid by the party of the second part the receipt whereof is hereby acknowledged, and pursuant to authority of the Managing Member of said ~~corporation~~ * by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all of the following described real estate, situated in the County of C o o k and State of I l l i n o i s and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF.



Doc#: 0509711017
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/07/2005 08:35 AM Pg: 1 of 3

Above Space for Recorder's Use Only

* limited liability company

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, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Index Number(s): 11-32-306-009-0000

Address(es) of Real Estate: 1308-18 W. North Shore - Unit # 1314-1S Chicago, IL 60626

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its managing member, the day and year first above written.

ATGF, INC.

1308-18 West North Shore, LLC

(Name of Limited Liability Company)

By: [Signature]
Managing Member

This instrument was prepared by: Gary S. Benson, Attorney / 2615 N. Sheffield Avenue
(Name and Address) Chicago, IL 60614

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Special Warranty Deed
Limited Liability Company to Individual

STATE OF ILLINOIS
STATE TAX

MAR. 31. 05

0000065260

REAL ESTATE TRANSFER TAX

0019300

REAL ESTATE TRANSFER TAX #

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 31. 05

0000014178

REAL ESTATE TRANSFER TAX

0009650

REAL ESTATE TRANSACTION TAX #

CITY TAX

CITY OF CHICAGO

MAR. 31. 05

0000004668

REAL ESTATE TRANSFER TAX

0090000

REAL ESTATE TRANSACTION TAX #

CITY TAX

CITY OF CHICAGO

MAR. 31. 05

6997000000

REAL ESTATE TRANSFER TAX

0054750

REAL ESTATE TRANSACTION TAX #

TO

Mr. Peter L. Marx
(Name)
Law Offices of Peter L. Marx
(Name of Business)
7104 W. Addison Street
(Address)
Chicago, IL 60634
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Stephanie Dodo
(Name)
1308-18 W North Shore #1314-15
(Address)
Chicago, IL 60624
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

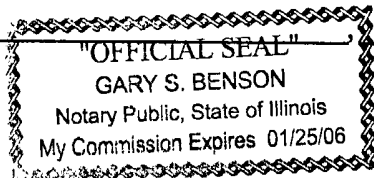
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I Gary S Benson the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

WILLIAM C. MORAN is personally known to me to be the Managing Member of 1308-18 West North Shore, LLC a 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 managing member, pursuant to authority, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of March, 2005.

Commission expires _____



Gary S Benson
NOTARY PUBLIC

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**Legal Description for:
1308-18 W. North Shore, Unit #1314-1S
Chicago, IL 60626**

Unit 1314-1S in The 1308-18 West North Shore Condominium Association as delineated on a Survey of the following described real estate:

Lots 13 and 14 and the West ½ of Lot 15 in Block 3 in the North Shore Boulevard Subdivision of the East ½ of the Southwest ¼ of Section 32, Township 41 North, Range 14 East of the Third Principal Meridian, (except the South 30 Acres thereof) in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document Number 0419727049, as amended from time to time, together with an undivided percentage interest in the common elements.

Parking Space #4, a limited common element, is assigned to Unit 1314-1S.

Subject to covenants, conditions, and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium or amendments thereto, if any; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereof if any; general real estate taxes not due and payable at the time of closing and subsequent years; leases and licenses affecting the common elements; liens and other matters which the title insurer commits to insure by endorsement; limitations and conditions imposed by the Illinois Condominium Property Act; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; applicable zoning and building laws and ordinances; acts of the Purchaser; encroachments, if any, which are endorsed over by the title insurer.

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, 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 also 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 therein.

There were no tenants.

PERMANENT INDEX NUMBER: 11-32-306-009-0000

Commonly known as: 1308-18 W. North Shore, Unit #1314-1S, Chicago, IL 60626

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