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Doc#: 0510841111
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/18/2005 12:27 PM Pg: 1 of 3

2060965/W/MTC
WARRANTY DEED ①
ILLINOIS STATUTORY
(LLC to Individual)

See Mail To on reverse side.

THE GRANTOR, TOMCOL LLC, a Limited Liability Company, duly organized and validly 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 & No/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to

KELSEY McLACHLAN AND BRIAN SHARPE, *husband and wife*

the following property situated in the County of Cook in the State of Illinois, to wit:

SEE THE LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND MADE A PART HEREOF

Not as tenants in common, not as joint tenants but as TENANTS BY ENTIRETY
Address: Unit 3W, 2303-05 West Winona, Chicago, Illinois 60625

Permanent Real Estate Index Number: 14-07-304-019-0000 (undivided)

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers this 14th day of April, 2005.

TOMCOL LLC,
an Illinois limited liability company

BY: X [Signature]
Thomas ("Tom") Eggers, Manager

BY: X [Signature]
Colin Hebson, Manager

M.G.R. TITLE

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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 Thomas Eggers and Colin Hebson, personally known to me to be the Managers of TOMCOL LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered their said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 14th day of April, 2005.

John E. Lovestrand
NOTARY PUBLIC

My commission expires: 9-4-2006

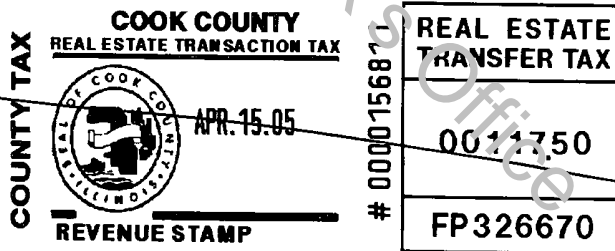
Prepared By:

John E. Lovestrand
PALMISANO & LOVESTRAND
19 South LaSalle Street, Suite 900
Chicago, Illinois 60603



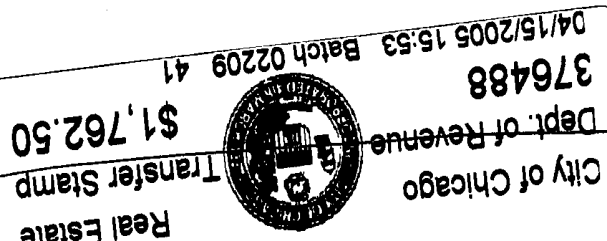
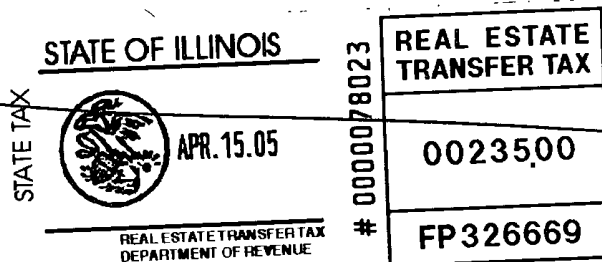
Mail To:

Heidi Weitmann Coleman
7301 N. Lincoln Avenue, Suite 140
Lincolnwood, Illinois 60712



Name and Address of Taxpayer:

Kelsey McLachlan and Brian Sharpe
2303 West Winona, Unit 3W
Chicago, Illinois 60625



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 3W in the **2303 W. WINONA CONDOMINIUMS**, as delineated on a Survey of the following described property:

Lot 21 in Sam Brown, Jr.'s Webster Avenue Subdivision in the Northwest ¼ of the Southwest ¼ of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS **DOCUMENT 0503103118**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: **2303-05 West Winona**, Chicago, Illinois 60625

P. I. N. **14-07-304-019-0000** (undivided)

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 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.

THE TENANT OF THIS UNIT LET ITS RIGHT OF FIRST REFUSAL EXPIRE BY LAPSE OF TIME, AFTER DUE NOTICE OF INTENT TO CONVERT WAS GIVEN.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded; and
- (7) covenants, conditions, restrictions, encroachments and easements of record.