

# UNOFFICIAL COPY

## WARRANTY DEED

This Indenture, made this  
14<sup>th</sup> day of April, 2005,  
between 6801 N. Wayne, LLC.,  
an Illinois Limited

### Liability Company

created and existing under  
the State of Illinois under  
and by virtue of the laws  
of the State of Illinois  
and duly authorized to  
transact business in the  
State of Illinois, party  
of the first part, and  
Robert Brunner and  
Kevin J. Paulson,

party of the second part  
WITNESSETH, that the party  
of the first part, for  
and in consideration  
of the sum of Ten 00/100  
Dollars (10.00) and good  
and valuable consideration

in hand paid by the party of the second part, the receipt whereof is hereby  
acknowledged, and pursuant to the power bestowed by the authority of the  
first party's Operating Agreement through its Managers, by these presents  
does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second  
party as JOINT TENANTS to their heirs and assigns, FOREVER, all the following  
described real estate, situated in the County of Cook and State of Illinois  
unknown and described as follows, to wit:

### LEGAL DESCRIPTION

UNIT 4-E IN THE 1324 WEST PRATT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 5 IN INGALL'S SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT  
PARTITION BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE  
NORTHEAST FRACTIONAL ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 0502619022; 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-4, A LIMITED COMMON ELEMENT, AS  
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS  
DOCUMENT NUMBER 0502619022.

Together with all and singular the hereditament and appurtenances  
thereunto belonging, or in anyway 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 in equity, of, in and to the above  
described premises, against all persons lawfully claiming, or to claim the  
same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:



Doc#: 0510902384  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/19/2005 01:20 PM Pg: 1 of 4

SA 940546 JH Lerach

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STATE TAX

STATE OF ILLINOIS

APR. 18.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002383

REAL ESTATE TRANSFER TAX
00315.00
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

APR. 18.05

REVENUE STAMP

# 0000002453

REAL ESTATE TRANSFER TAX
00157.50
FP 103034

CITY TAX

CITY OF CHICAGO

APR. 18.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000886

REAL ESTATE TRANSFER TAX
02363.00
FP 103033

PROCESSED BY CLERK'S OFFICE

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(a) 'General' real estate taxes not yet due and for subsequent years not yet due.

(b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;

(c) The Declaration for the 1324 West Pratt Condominium, including matters relating to the 1324 West Pratt (the Declaration"): including all Exhibits thereto, as amended from time to time;

(d) The Illinois Condominium Property Act;

(e) The Plat of Survey attached as Exhibit "D" to the Declaration aforesaid;

(f) Applicable Zoning and Building Laws and Ordinances;

(g) Public utility easements, if any;

(h) Grantee's Mortgage, if any;

(i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

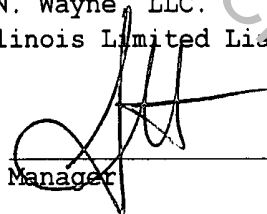
Permanent Real Estate Index Number(s): 11-32-123-010-0000

Address of Real Estate: 1324 WEST PRATT, UNIT 4E, P-4, CHICAGO, ILLINOIS 60626

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 14<sup>TH</sup> day of April, 2005.

6801 N. Wayne, LLC.  
an Illinois Limited Liability Company

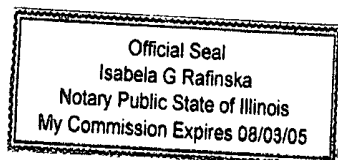
By:

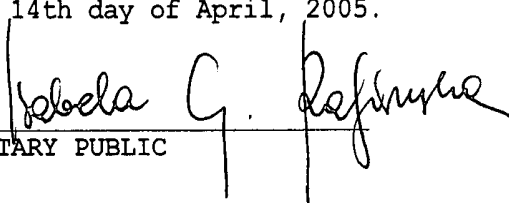
  
\_\_\_\_\_  
Manager

State of Illinois) ) SS  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ian Halpin personally known to me to be the Manager of 6801 N. Wayne, LLC, 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 severally acknowledged that he signed and delivered the said instrument as 6801 N. WAYNE, LLC and caused the company mark to be affixed thereto, pursuant to authority, given to the Manager of said company as his free and voluntary act, and as the 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.



  
\_\_\_\_\_  
NOTARY PUBLIC

# UNOFFICIAL COPY

Send Subsequent Tax Bills to:

KEVIN J. PAULSON  
Name

1324 W. PRATT AVE 4E  
Address

CHICAGO, IL 60620  
City, State and Zip

Send Deed To:

KEVIN J. PAULSON  
Name

1324 W. PRATT AVE 4E  
Address

CHICAGO, IL 60620  
City, State and Zip

Property of Cook County Clerk's Office

Prepared by:

John D. Colbert & Associates  
Attorneys at Law  
2724 N. Lincoln Avenue  
Chicago, Illinois 60614  
773-435-0173