

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)**



Doc#: 0511714074
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/27/2005 09:05 AM Pg: 1 of 2

THE GRANTOR

Above Space for Recorder's use only

ARMITAGE DEVELOPMENT, LLC a 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 of Illinois for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **MARCO GARCIA of 2710 West Thomas, Chicago, IL 60622** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2E IN 3101 WEST ARMITAGE CONDOMINIUM , AS
DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 1 IN NILS F. OLSON'S SUBDIVISION OF THAT PART
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D"
TO THE DECLARATION OF CONDOMINIUM RECORDED
Sept. 29, 2004 AS DOCUMENT NO. 042/327057 TOGETHER WITH
AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 A
LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED
TO THE DELCARATION AFORESAID RECORDED AS DOCUMENT
NO. 0427327057.

Permanent Index Number (PIN): 13-36-300-⁰¹¹~~001~~

P.N.T.N.

Address of Real Estate: 3101 W. Armitage, Unit 2E, Chicago, IL 60647

SUBJECT TO: General Taxes for 2003 and subsequent years.

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

UNOFFICIAL COPY


land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated this 1st day of October, 2004

ARMITAGE DEVELOPMENT, LLC

By: *Thaddeus R. Quinley*
THADDEUS R. QUINLEY, Manager

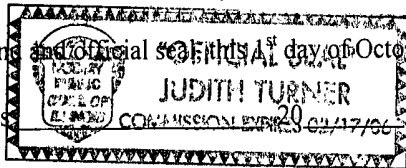
STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		APR. 22. 05	0027900
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103021

0000011336

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that THADDEUS R. QUINLEY is personally known to me to the manager of the 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 she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of October, 2004

Commission expires



Judith Turner
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Avenue, Chicago, IL. 60630

MAIL TO:

DEAN CHRISTY
10602 S. EWING
CHICAGO IL 60617

SEND SUBSEQUENT TAX BILLS TO:

MARCO GARCIA
3101 W. Armitage, 2E
Chicago, IL 60647

CITY OF CHICAGO



APR. 22. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0209250
FP 103026

000005082

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 22. 05

REVENUE STAMP

COUNTY TAX

REAL ESTATE TRANSFER TAX
0013950
FP 103025

0000011336