

UNOFFICIAL COPY

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



Doc#: 0511714162
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/27/2005 10:55 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 **MAUREEN SANCHEZ, 3751 W. Eddy, Chicago, IL 60618**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2W 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 K. 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 SEPTEMBER 29, 2004
AS DOCUMENT NO. 0427327057 TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-8 A
LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED
TO THE DELCARATION AFORESAID RECORDED AS DOCUMENT
NO. 0427327057.

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

P.N.T.N.

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

SUBJECT TO: General Taxes for 2004 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

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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 30th day of March, 2005

ARMITAGE DEVELOPMENT, LLC

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

STATE OF ILLINOIS		# 0000011426
STATE TAX	APR. 22. 05	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		
		REAL ESTATE TRANSFER TAX
		0028000
		FP 103021

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 of March, 2005

Commission expires



Judith Turner
NOTARY PUBLIC

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

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

PAUL GOLDMAN
829 GREENWOOD
GLENCOE, IL 60022

MAUREEN SNACHEZ
3101 W. Armitage, 2W
Chicago, IL 60647

CITY OF CHICAGO



APR. 22. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005172

REAL ESTATE TRANSFER TAX
02100.00
FP 103026

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 22. 05

REVENUE STAMP

0000011436

REAL ESTATE TRANSFER TAX
00140.00
FP 103025