

# UNOFFICIAL COPY

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## GIT

### WARRANTY DEED



Doc#: 0511947011  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/29/2005 09:47 AM Pg: 1 of 3

Prepared By:  
Gregory A. Braun  
217 North Jefferson  
5<sup>th</sup> Floor  
Chicago, Illinois 60661

Return to after recording:  
Patrick A. Mitchell, Esq.  
Attorney At Law  
3525 W. Peterson Ave.  
Suite 218  
Chicago, IL 60659

**3640 N. California, LLC**, an Illinois limited liability company, 1847 N. Orleans, Chicago, Illinois 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, CONVEY(S) and WARRANT(S) to **MATTHEW GABLE**, 1533 N. Wieland, Unit #3E, Chicago, IL 60610 ("Grantee") the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit "A"

SUBJECT TO: See attached Exhibit "A"

Permanent Real Estate Index Number: 13-24-131-040-0000

Address of Real Estate: 3646 N. California, Unit 1 and P-7, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal hereunder affixed, and has caused its name to be signed to these presents by its MEMBER this 22<sup>nd</sup> day of April, 2005

CITY OF CHICAGO



APR. 26. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013675

REAL ESTATE  
TRANSFER TAX

0229500

FP 103018

3640 N. CALIFORNIA, LLC

By:

Dirk A. Nebbeling, Member

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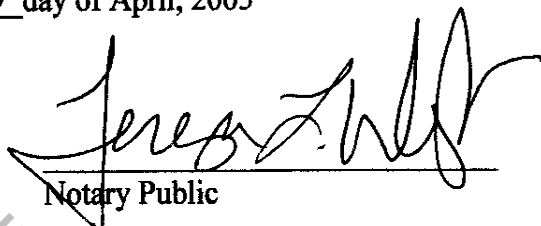
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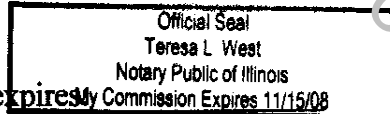
STATE OF ILLINOIS    )  
                                  SS)  
COUNTY OF COOK    )

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Dirk A. Nebbeling, personally known to me in his capacity as Member of 3640 N. California, LLC, an Illinois limited liability company ("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 severally acknowledged that as such Dirk A. Nebbeling in his capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by the Members 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.

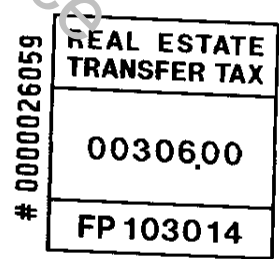
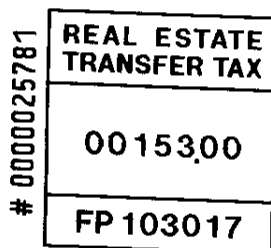
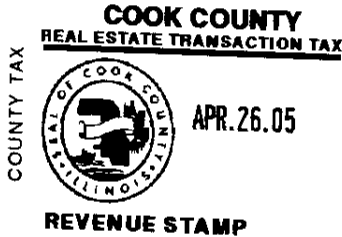
Given under my hand and under this seal this 22<sup>nd</sup> day of April, 2005

  
\_\_\_\_\_  
Notary Public



Commission expires

Name and Address of Taxpayer:  
Matthew Gable  
3646 N. California  
Unit 1  
Chicago, IL 60618



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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT 3646-1 AND P-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3640 NORTH CALIFORNIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0430134082, \*IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#: 13-24-131-040-0000

\*as amended

Commonly known as: 3640 North California, Chicago, IL 60618

**Subject To:** (1) real estate taxes not yet due and payable; (2) covenants, conditions, and restrictions of record (3) public and utility easements; (4) zoning and building laws and ordinances; (5) roads and highways, if any; (6) Illinois Condominium Property Act (the "Act"); (7) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the 3640 North California Condominium Association (the "Declaration"); (8) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (9) encroachments; and (10) acts of Buyer.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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 THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.