

# UNOFFICIAL COPY

TICORPINE

563162

## WARRANTY DEED STATUTORY



Doc#: 0512235327  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 05/02/2005 02:03 PM Pg: 1 of 3

The Grantor, Wabash-Michigan, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, Conveys and Warrants to Luke Felton, of 745 Throop-Unit 3, Chicago, Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

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, AFORESAID, 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.

(A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM OR (D) NO TENANT OCCUPIED THE UNIT DURING THE 180 DAY PERIOD IMMEDIATELY PRECEDING THE RECORDING OF THE DECLARATION AFORESAID

Subject to general taxes for the year 2004 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address: 4807 South Ashland Avenue-Unit 202, Chicago, Illinois 60640

P.I.N.: 20-08-108-002-0000, 20-08-108-003 and 20-08-108-021-0000

BOX 15

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its member this 11 day of April, 2005.

Wabash Michigan, LLC, an Illinois limited liability company

BY: Baum Brothers, LLC

By: [Signature]  
A Member

COUNTY TAX # 0000027229	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	<b>REAL ESTATE TRANSFER TAX</b>
	MAY - 2.05	00087.00
	REVENUE STAMP	FP326707

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Douglas Baum personally known to me to be a member of Baum Brothers, LLC, Manager of Wabash-Michigan, LLC, an Illinois 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 as such member he signed and delivered the said instrument as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11<sup>th</sup> day of April, 2005

Dragica Perunac  
Notary Public



This instrument was prepared by Jeffrey E. Rochman, 55 West Monroe Street, Suite 3950, Chicago, Illinois 60603

Mail to: LUKE C. FORTON, 4807 S. ASHLAND, #202, CHICAGO, IL.

Send subsequent tax bills to: LUKE C. FORTON, 4807 S. ASHLAND #202 CHICAGO, IL. 60609

STATE TAX # 0000027308	<b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX	<b>REAL ESTATE TRANSFER TAX</b>
	MAY - 2.05	00174.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102809

CITY TAX # 0000017325	<b>CITY OF CHICAGO</b> REAL ESTATE TRANSFER TAX	<b>REAL ESTATE TRANSFER TAX</b>
	MAY - 2.05	01305.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP 102803

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000563162 CH

**STREET ADDRESS:** 4807 S. ASHLAND AVE #202

**CITY:** CHICAGO

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 20-08-108-002-0000 , 20-08-108-003-0000, 20-08-108-021-0000

**LEGAL DESCRIPTION:**

UNIT NUMBER 202 AND G-15 IN THE BACK YARD LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**PARCEL 1:**

LOTS 3, 4, 5 AND 6 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF ASHLAND AVENUE IN CONDEMNATION PROCEEDINGS IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NO. B-71137), IN BLOCK 4 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

**PARCEL 2:**

LOTS 47 AND 48 (EXCEPT THE WEST 24 FEET OF SAID LOTS) AND LOTS 43, 44, 45 AND 46 IN BLOCK 4 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

**PARCEL 3:**

THE NORTH AND SOUTH 16 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 44 TO 46 AND EAST OF AND ADJOINING LOTS 3 TO 5, IN BLOCK 4 IN THE RESUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0510234080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.