

# UNOFFICIAL COPY

Tenancy in Common  
Statutory (Illinois)

STC IL 427555 1 of 4

**THIS AGREEMENT**, made this 2nd day of May, 2005, between 612 W. Patterson, L.L.C., an Illinois 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, party of the first part, and Eddie and Dana Zipperstein, of Chicago, Illinois parties of the second part,



Doc#: 0512427087  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/04/2005 12:38 PM Pg: 1 of 3

WITNESSETH, that the party of the first part, for and in consideration of \$10.00 in hand and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

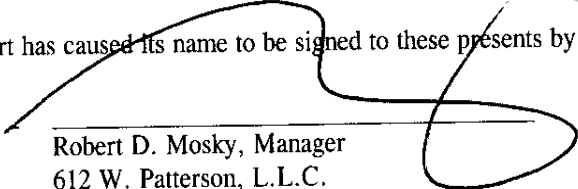
See legal description in Exhibit A, attached hereto and made a part hereof

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the part of the second part, his heirs and assigns, that it has not done or suffered to be done, any thing whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to only to the following, if any; covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2005 and subsequent years

Permanent Real Estate Index Number(s): **14-21-108-016; vol. 485**  
Address of real estate: **612 W. Patterson, Chicago, Illinois, 60657**

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

  
Robert D. Mosky, Manager  
612 W. Patterson, L.L.C.

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This instrument was prepared by Jeffrey Brand, 2855 N Lincoln Ave, Chicago, Illinois 60657.

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Jeffrey Brand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Mosky, personally known to me to be the Manager of 612 W. Patterson, L.L.C., 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 severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of May, 2004.




Jeffrey Brand  
Notary Public  
Commission expires: \_\_\_\_\_


MAIL TO WHEN RECORDED:

Phil Rosenthal  
Attorney at Law  
3700 W. Devon Ave., Suite E  
Lincolnwood, IL 60712  
(847) 677-5100  
Fax (847) 982-9386

MAIL TAX BILLS TO:

Eddie Zippers Ten  
3041 W LAWRENCE  
Chicago Ill.  
60625

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000158708	<b>REAL ESTATE</b> TRANSFER TAX
	 MAY - 4.05		0252500
	REVENUE STAMP		FP326670

COUNTY TAX	FP326660	# 0000079167	REAL ESTATE TRANSFER TAX
	0505000		MAY - 4.05
	REAL ESTATE TRANSFER TAX		

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX

City of Chicago  
Dept. of Revenue  
378593  
05/04/2005 12:17 Batch 02223 19



Real Estate  
Transfer Stamp  
\$37,875.00

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File Number: TM176023

## LEGAL DESCRIPTION

PARCEL 1: LOT 3 IN SUBDIVISION OF LOTS 3, 4, 5, 10, 11 AND 12 IN BLOCK 8 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 ALL INCLUSIVE IN PINE GROVE A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office