

UNOFFICIAL COPY

WARRANTY DEED

2061727/MTC/AD JUF3



Doc#: 0515942286
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/08/2005 10:44 AM Pg: 1 of 3

THE GRANTOR 1626 North Oakley, LLC,
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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

James F. Shepherd, a single person and Erika Brummels, a single person, both of 1741 North Maplewood Ave. #1, Chicago, Illinois 60647

as Joint Tenants with Rights of Survivorship all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-31-327-033-0000

Address of Real Estate: 1626 North Oakley
Unit 2
Chicago, Illinois 60647

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 25 day of May, 2005.

1626 North Oakley, LLC
an Illinois limited liability company

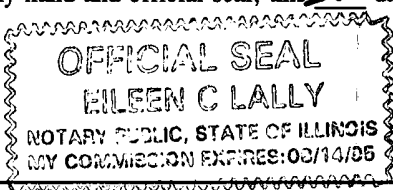
By: [Signature]

Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Miller, Authorized Representative of 1626 North Oakley, LLC, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1626 North Oakley, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of May, 2005



[Signature]
NOTARY PUBLIC

My commission expires on

M.G.R. TITLE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 IN THE 1626 NORTH OAKLEY CONDOMINIUM AS DELINEATED ON THE SURVEY OF A FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN J.N. MASON'S SUBDIVISION OF THE WEST PART OF LOT 5 AND THE SOUTH 33 FEET OF LOT 3 OF ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0508903098, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2 **and Storage Space S-2** A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0508903098.

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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1626 North Oakley Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-31-327-033-0000

Address of Real Estate: 1626 North Oakley, Unit 2, Chicago, Illinois 60647

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

MAIL TO:

Steven F. Fink, Esq.
25 East Washington, Suite 1233
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

James F. Shepherd and Erika Brummels
1626 North Oakley, Unit 2
Chicago, Illinois 60647


UNOFFICIAL COPY

City of Chicago
Dept. of Revenue
382541
06/06/2005 13:58




Real Estate
Transfer Stamp
\$2,962.50

Batch 02246 61

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. - 6.05
REVENUE STAMP

0000161980

REAL ESTATE TRANSFER TAX
00197.50
FP326670

STATE TAX
STATE OF ILLINOIS

JUN. - 6.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021158

REAL ESTATE TRANSFER TAX
00395.00
FP326660

Property of Cook County Clerk's Office