

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0516635318  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/15/2005 10:14 AM Pg: 1 of 4

This Indenture, made this 15<sup>th</sup> day of March, 2005, between BROPHY & DINNEEN BUILDERS, LLC., an Illinois Limited Liability Company created and existing under the State of Illinois 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 PATRICK T. WALSH and JEANNE M. LAMAR, party of the second part WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten 00/100 Dollars (10.00) and good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the power bestowed by the authority of the first party's Operating Agreement through its Managers, by these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second party not as tenants in common, not as joint tenants but as TENANTS BY THE ENTIRETY to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois unknown and described as follows, to wit:

### LEGAL DESCRIPTION

44 90.  
LOT 42 IN BLOCK 1 IN SACHSEL'S ADDITION TO CHICAGO IN THE NORTH EAST ½ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anyway 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 in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) Applicable Zoning and Building Laws and Ordinances;
- (d) Roads and Highways, if any;

44C  
BOX 334 CTU

SA 9405142  
NA CPT  
090

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**



JUN.-9.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005437

REAL ESTATE  
TRANSFER TAX

01218.00

FP 103032

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN.-9.05

REVENUE STAMP

# 0000005509

REAL ESTATE  
TRANSFER TAX

00609.00

FP 103034

**CITY OF CHICAGO**

CITY TAX



JUN.-9.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001849

REAL ESTATE  
TRANSFER TAX

09135.00

FP 103033

# UNOFFICIAL COPY

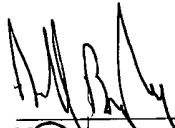
- (e) Unrecorded public utility easements, if any;
- (f) Grantee's Mortgage, if any;
- (g) Plats of dedication and covenants thereof, if any;
- (h) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

Permanent Real Estate Index Number(s): 14-30-211-043-0000

Address of Real Estate: 1710 WEST NELSON, CHICAGO, ILLINOIS 60657

In Witness Whereof, the affiants have caused their signature to be affixed hereto, this 15<sup>TH</sup> day of March, 2005.

Brophy & Dinneen Builders, LLC.  
an Illinois Limited Liability Company

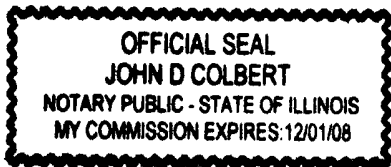
By:   
Manager

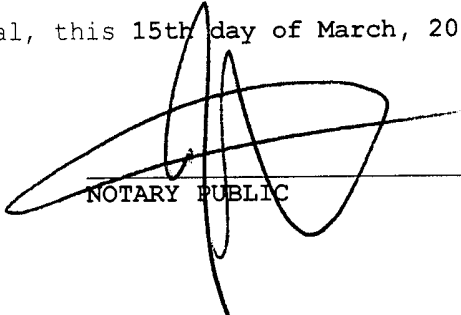
By:   
Manager

State of Illinois) ) SS  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Niall Brophy and Peter Dinneen personally known to me to be the Managers of BROPHY & DINNEEN BUILDERS, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as BROPHY & DINNEEN BUILDERS, LLC and caused the company mark to be affixed thereto, pursuant to authority, given to the Managers of said company as their 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 official seal, this 15th day of March, 2005.



  
NOTARY PUBLIC

# UNOFFICIAL COPY

Send Subsequent Tax Bills to:

Jeanne Lamar & Patrick Walsh  
Name

1710 W. Nelson  
Address

Chicago, IL 60657  
City, State and Zip

Send Deed To:

Jeanne Lamar & Patrick Walsh  
Name

1710 W. Nelson  
Address

Chicago, IL 60657  
City, State and Zip

Prepared by:

John D. Colbert & Associates  
Attorneys at Law  
2724 N. Lincoln Avenue  
Chicago, Illinois 60614  
773-435-0173

Property of Cook County Clerk's Office