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Doc#: 0517841027
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/27/2005 10:11 AM Pg: 1 of 3

26



20053/mrc/AD
LOF-2

Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

THE GRANTOR, 1215 W. Norwood 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, 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 Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to George Canary

A.

(GRANTEE'S ADDRESS) 5701 N. Sheridan, #31, Chicago, Illinois 60660

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

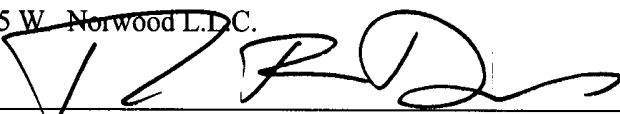
See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: general real estate taxes; special taxes or assessments not then due and payable; the Act; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases and licenses affecting the Common Elements; easements, covenants, conditions, agreements, building lines and restrictions of record; and liens, encroachments and other matters over which Mercury Title Insurance Company is willing to insure at Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect the Purchaser's use and enjoyment of the Purchased Unit.

Permanent Real Estate Index Number(s): 14-05-128-034-0000
Address(es) of Real Estate: 1215 W. Norwood, Unit #4, Chicago, Illinois 60660

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 21st day of June, 2005.

1215 W. Norwood L.L.C.

By 
Thomas E. Drake
Manager

City of Chicago
Dept. of Revenue
385268
06/23/2005 10:53



Real Estate
Transfer Stamp
\$2,655.00

Batch 11848 20

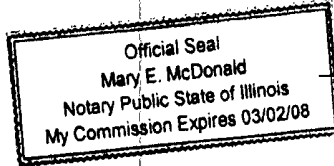
M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Thomas E. Drake, personally known to me to be the Manager of the 1215 W. Norwood L.L.C., and and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Thomas E. Drake and Manager he signed and delivered the said instrument pursuant to authority given by the Board of Managers 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 official seal, this 21st day of June 2005

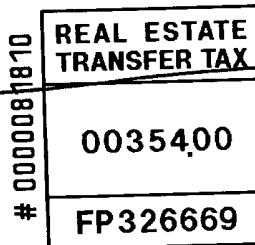
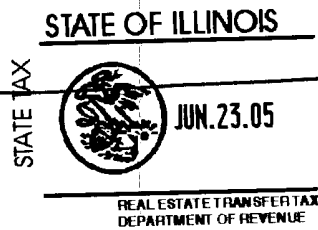
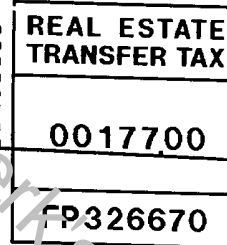
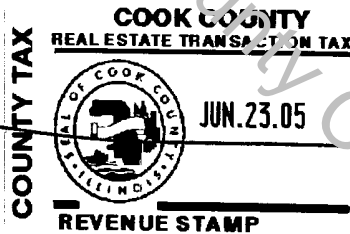


Mary E. McDonald (Notary Public)

Prepared By: Frank W. Jaffe
111 W. Washington #1401
Chicago, Illinois 60602

Mail To:
Ms. Kristan Richards
Jakubco Richards & Jakubco, P.C.
2224 W. Irving Park Road
Chicago, IL 60618

Name & Address of Taxpayer:
George Canary
1215 W. Norwood, Unit #4
Chicago, Illinois 60660



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UNITS 4 AND PU-4 IN THE 1215 W. NORWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 98 AND THE EAST 1/2 OF LOT 97 IN BLOCK 2 IN COCHRAN'S FOURTH ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, 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 0513634070, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #:

Commonly known as: 1215 WEST NORWOOD STREET, UNIT 4
CHICAGO, Illinois 60660

"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, 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."