

UNOFFICIAL COPY



Doc#: 0517802139
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/27/2005 10:28 AM Pg: 1 of 2

1054
MTC #2662591 (18)

WARRANTY DEED Statutory (Illinois)

M.G.R. TITLE

THE GRANTOR Lakewood Residences, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in Consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Matthew Null,* 1110 Crest Avenue, Chori ROI, PA 18622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

***AN UNMARRIED PERSON**

UNIT 1263 W. GRANVILLE -1 IN THE 1251-65 WEST GRANVILLE AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

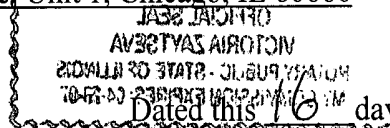
LOT 13 AND LOT 14 (EXCEPT THE EAST 10 FEET THEREOF) IN BROST AND KEMPER'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

LYING NORTH OF THE SOUTH 30 acres in there of in

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0414603062, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 14-05-119-001

Address of Real Estate: 1263 W. Granville, Unit 1, Chicago, IL 60660



Dated this 10 day of June, 2005.

Seller: Lakewood Residences LLC

BY: *Michael Lee Kathrein*
Michael Lee Kathrein Member/Manager

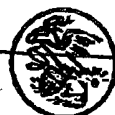
ATTEST: *Ronald Kaplan*
Ronald Kaplan, Attorney

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
385488 \$2,025.00
06/24/2005 11:05 Batch 02259 3



STATE OF ILLINOIS

STATE TAX



JUN. 24. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000081943

REAL ESTATE
TRANSFER TAX

0027000

FP326669

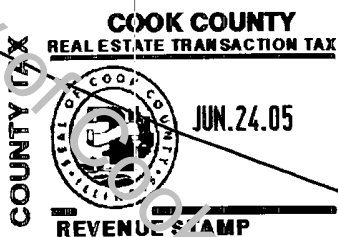
UNOFFICIAL COPY

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 EASEMENT 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 AS LENGTH HEREIN.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

STATE OF ILLINOIS)
COUNTY OF COOK)

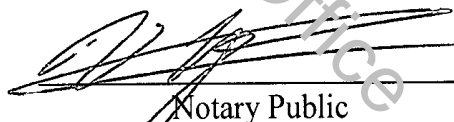


REAL ESTATE TRANSFER TAX
00135.00
FP326670

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Lee Kathrein to be the Member/Manager of Lakewood Residences LLC., and Ronald Kaplan, personally known to be the attorney for said Limited Liability Company, that said Michael Lee Kathrein as Member/Manager signed and delivered said instrument, the affixed pursuant to the authority given by the Operating Agreement of said Limited Liability Company as his free and voluntary act and as the free and voluntary act of said Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of June, 2005.

Commission expires 4/28 2007.


Notary Public



This instrument was prepared by Michael Lee Kathrein, Member/Manager, Lakewood Residences LLC., 134 N. LaSalle #2005, Chicago, IL 60602

MAIL TO: Robert Laffer

SEND TAX BILLS TO: Matt Noll

1905 West Chicago Avenue
Chicago, IL 60622

1263 W. Granville, #1E
Chicago, IL 60660