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Doc#: 0519202054
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/11/2005 09:09 AM Pg: 1 of 3

Warranty Deed
Joint Tenancy
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)

THE GRANTOR

Above Space for Recorder's use only

ARMITAGE DEVELOPMENT, LLC a 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 the sum of (\$10) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **MATTHEW NIEDFELDT and KATE WALTERS, 2523 N. Richmond, Chicago, Illinois, not as Tenants in Common but as Joint Tenants with rights of survivorship**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

PARCEL 1: UNIT 4W IN 3101 WEST ARMITAGE CONDOMINIUM , AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 1 IN NILS F. CLISON'S SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 29, 2004 AS DOCUMENT NO. 0427327057 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- 7 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DELCARATION AFORESAID RECORDED AS DOCUMENT NO. 0427327057.

TO HAVE AND TO HOLD said premises as Joint Tenants forever.

Permanent Index Number (PIN): 13-36-300-011

Address of Real Estate: 3101 W. Armitage, Unit 4W, Chicago, IL 60647

SUBJECT TO: General Taxes for 2004 and subsequent years.

BER

P-3
BU

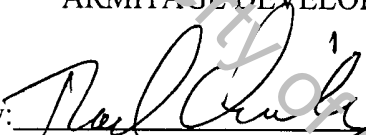
UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.


This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Dated this 27th day of May, 2005


ARMITAGE DEVELOPMENT, LLC

By: 
THADDEUS R. QUINLEY, Manager


State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that THADDEUS R. QUINLEY is personally known to me to be the manager of the 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 acknowledged that as such she signed, sealed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

CITY OF CHICAGO
CITY TAX

JUN. 29. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006095
REAL ESTATE TRANSFER TAX
0225375
FP 103026

STATE OF ILLINOIS
STATE TAX

JUN. 29. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013512
REAL ESTATE TRANSFER TAX
0030050
FP 103021

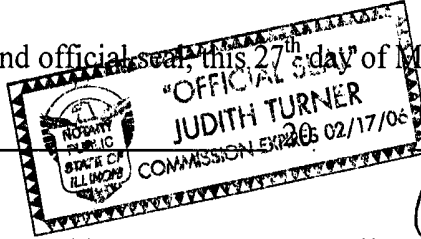
COOK COUNTY
COUNTY TAX

JUN. 29. 05
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000013512
REAL ESTATE TRANSFER TAX
0015025
FP 103025

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Given under my hand and official seal, this 27th day of May, 2005.

Commission expires _____



Judith Turner

 NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Avenue, Chicago, IL. 60630

MAIL TO:

BARBARA DEMOS
4746 N. MILWAUKEE
CHICAGO, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

MATTHEW NIEDFELDT
 3101 W. Armitage, 4W
 Chicago, IL 60647

Property of Cook County Clerk's Office