

UNOFFICIAL COPY



Chicago Title Insurance Company

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



Doc#: 0520914022
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/28/2006 07:32 AM Pg: 1 of 3

SC1 439029
1 of 2

THE GRANTOR, Cuyler Partners, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY(S) and WARRANT(S)** to Tyler Roberts, 3415 N. Elaine Place, Chicago, Illinois, of the County of Cook, ~~as joint tenants with rights of survivorship and not as tenants in common~~; 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: (a) General real estate taxes not due and payable; (b) The Condominium Property Act of the State of Illinois; (c) the Declaration and the Condominium Documents; (d) applicable zoning and building laws and ordinances; (e) covenants conditions, restrictions, encroachments and easements of record; (f) acts done or suffered by Grantee or anyone claiming through Grantee; (g) utility easements, whether recorded or unrecorded; and (h) Grantee's mortgage.

THERE IS NO TENANT TO THIS UNIT

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 for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

Permanent Real Estate Index Number(s): 14-17-314-007-0000
Address(es) of Real Estate: 1463 W. Cuyler, Unit 2, P-2 & S-2 Chicago, Illinois 60613

In Witness Whereof, Grantor has caused its name to be signed to these presents by its Manager.

Cuyler Partners LLC
By Michael J. Sato
Michael J. Sato
Manager

STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1920
CHICAGO, IL 60602

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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 Michael J. Sato, personally known to me to be the Manager of the Cuyler Partners, LLC an Illinois Limited Liability Company and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of July 2005.



(Notary Public)


Prepared By: Angela Koconis-Gibson
4854 N. Kedvale
Chicago, Illinois 60630

Mail To: Angela J. Kopp
Thomas T. Boundas & Associates
1415 W. 55th St., Suite 201
La Grange, IL 60525

Name & Address of Taxpayer:
Tyler W. Roberts
1463 W. Cuyler,
Unit 2
Chicago, IL 60613

CITY TAX

CITY OF CHICAGO



JUL. 20.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


000014886

REAL ESTATE TRANSFER TAX
0295125
FP 102807

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL. 20.05


REVENUE STAMP

00002583

REAL ESTATE TRANSFER TAX
0019675
FP 102810

STATE TAX

STATE OF ILLINOIS



JUL. 20.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027598

REAL ESTATE TRANSFER TAX
0039350
FP 102804

File Number: TM183538

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LEGAL DESCRIPTION

PARCEL 1: UNIT 2 IN THE 1463 W. CUYLER CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

THE WEST 25 FEET OF LOT 13 IN BLOCK 4 IN ASHLAND ADDITION TO RAVENSWOOD, SAID ADDITION BEING A SUBDIVISION OF THAT PART SOUTHWEST OF GREEN BAY ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 325 FEET OF THE WEST 200 FEET) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0509127082, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE S-2, LIMITED COMMON ELEMENTS, AS SET FORTH IN THE CONDOMINIUM DECLARATION AND AS DEPICTED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0509127082.

Commonly known as: 1463 West Cuyler
Condo 2
Chicago IL

Property of Cook County Clerk's Office