UNOFFICIAL COPY

Chicago Title Insurance Company

WARRANTY DEED **ILLINOIS STATUTORY**

Corporation.

STC1 439009

10f2



0520914022 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 07/28/2005 07:32 AM Pg: 1 of 3

THE GRANTOR, Cuyler Partners, LLC, a limited liability company created and existing under and by virture of the laws of the State of Illinois and duly outhorized 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 pay ble; (b) The Condominium Property Act of the State of Illinois; (c) the Declaration and the Condominium Documents; (i) 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 easyments 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.

Address(es) of Real Estate: 1463 W. Cuyler, Unit 2, r-2.

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

And Market State Index Number.

Address(es) of Real Estate: 1463 W. Cuyler, Unit 2, r-2.

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

And Market State Index Number.

Address(es) of Real Estate: 1463 W. Cuyler, Unit 2, r-2.

Manager

0520914022D Page: 2 of 3

STATE OF ILLINOIS, COUNTY OF COOK SS. FICIAL COPY

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.

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

OFFICIAL SEAL ANGELA KOCONIS-GIBSON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/02/09

(Notary Public)

Prepared By:

Angela Koconis-Gibson

4854 N. Kedvale

Chicago, Illinois 60630

Angela J. Kopp Thomas T. Boundas \$ Associates 1415 W. 55 to St., Stute 201 La Grange II 60525 C/OPA'S

Name & Address of Taxpayer:

Tyler W. Roberts
1463 W. Cuyler.
Unit 2
Chicago, IL 60613





JUL.20.05

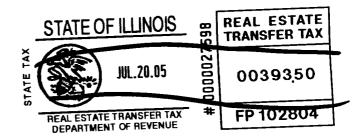
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0295125

FP 102807

COOK COUNTY REAL ESTATE TRANSACTION TAX	583	REAL ESTATE TRANSFER TAX	
JUL.20.05	0000	0019675	
REVENUE STAMP	# 0	FP 102810	



0520914022D Page: 3 of 3

File Number: TM183538UNOFFICIAL COPY

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'S 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 SUKYEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF AS in Country CONDOMINIUM OWNERSHIP RECOI DEJ AS DOCUMENT NUMBER 0509127082.

Commonly known as:

1463 West Cuyler

Condo 2 Chicago IL