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UNOFFICIAL COPY

Warranty Deed



Doc#: 0524126065 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2005 11:30 AM Pg: 1 of 2

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) GML Development, LLC, of the City of Des Plaines, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Maureen Loufou, a single person, of 3243 N. Southport, Unit 2C, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes not due and payable at the time of closing; the Act and Regularion, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Buyer or anyone claiming by, through or under Purchaser, easements, agreements, conditions, covenants and restrictions of record, if any; leases and licenses affecting the Common Elements; liens and other matters of title over which the title insurer is willing to insure without cost to Purchaser; Reciprocal Easement Agreement, and encroachments, if any.**

Permanent Real Estate Index Number(s): 14-31-430-042-0000, 14-31-430-043-0000
Address(es) of Real Estate: 1600 North Marshfield, Unit 305, PS#4, Chicago, Illinois 60622

The date of this deed of conveyance is August 22, 2005.

GML Development, LLC

By:

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, Member of GML Development, LLC personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires)

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/22/2008

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 1600 North Marshfield, Unit 305, PS#4, Chicago, Illinois 60622

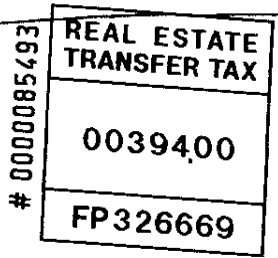
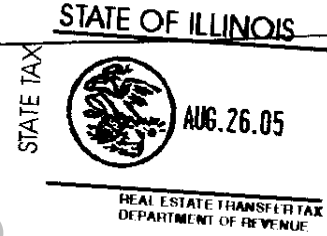
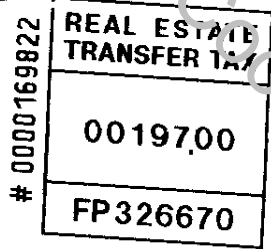
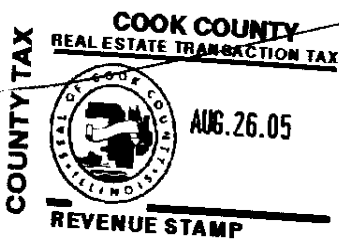
PARCEL 1: UNIT NO. 305 AND PARKING SPACES P-4 IN NORTHFIELD PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7, 8, 9 AND 10 IN FITCH'S SUBDIVISION OF THE SOUTHWEST 1/4 OF BLOCK 25 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31 AND 32, 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 RECORDED AUGUST 16, 2005, AS DOCUMENT NUMBER 0522819108, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT FOR THE USE OF STORAGE SPACE NO. S-16, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION, AFORESAID, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 14-31-430-042 & -043 U/L



City of Chicago
Dept. of Revenue
394735
08/26/2005 11:40 Batch 02293 12

Real Estate Transfer Stamp
\$2,955.00

***"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, aforesaid, 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 through the provisions of said Declaration were recited and stipulated at length herein."

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #310
Northbrook, Illinois 60062

Send subsequent tax bills to:
Maureen Lourden
1600 North Marshfield, Unit 305
Chicago, Illinois 60622

Recorder-mail recorded document to:
Robert Lattas
1905 W. Chicago Avenue
Chicago, Illinois 60622

