

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)



(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

MTC# 2064037 (P) 1 of 2

THE GRANTOR, 811 W. Lill, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Mani Y. Muthappan, 4414 Sheffield Ct.

Gurnee, IL. *a bachelor

Doc#: 0526441069 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2005 11:26 AM Pg: 1 of 2

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Inlet: Number (s):
14-29-420-041-0000 and 14-29-420-042-0000

Address of Real Estate:
807 West Lill Street, Unit 204, Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominium; (5) reservation by the Grantor to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration of Condominium, including any and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 7th day of September, 2005.

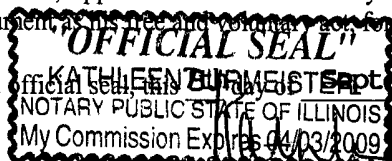
811 W. Lill, LLC
an Illinois Limited Liability Company

BY: Robert Mosky, A Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Mosky, as Manager of 811 W. Lill, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purpose therein set forth.

Given under my hand and official seal this 7th day of September, 2005.



Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to: Send subsequent tax bills to:

Thomas Murray

Mani Y. Muthappan
807 W. Lill, Unit 204
Chicago, Illinois 60614

M.G.R. TITLE

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Legal Description

UNIT 204 IN THE LILL STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 IN BLOCK 2 IN LILL AND DIVERSEY'S SUBDIVISION OF BLOCK 15 OF CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523844027 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

14-29-420-041-0000 AND 14-29-420-042-0000 (Affects the Underlying Land)

commonly known as 807 West Lill, Chicago, Illinois

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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 EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

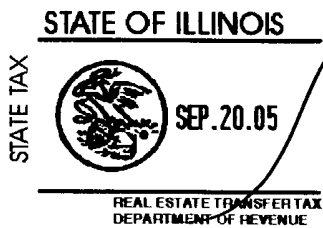
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR HEREBY REPRESENTS THAT EITHER: THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; THE TENANT OF UNIT HAD NO RIGHT OF FIRST REFUSAL.

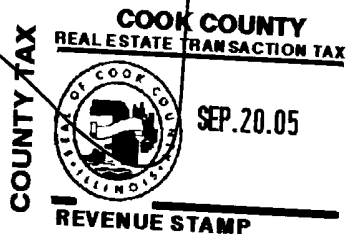
City of Chicago
Dept. of Revenue
397712
09/20/2005 12:09 Batch 02205 19



Real Estate
Transfer Stamp
\$2,025.00



STATE TAX
0000026012
REAL ESTATE TRANSFER TAX
00270.00
FP326660



COUNTY TAX
0000172200
REAL ESTATE TRANSFER TAX
00135.00
FP326670