

Handwritten signatures and initials at the top left of the page.



Doc#: 0527904219 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/06/2005 02:12 PM Pg: 1 of 4

THIS INDENTURE, made this

3rd day of October, 2005,  
between 1031 N. PAULINA

INVESTORS, LLC, an Illinois  
limited liability company

("Grantor"), and Michael Snow  
("Grantee"), WITNESSETH, that

the Grantor, for and in  
consideration of the sum of Ten

and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Partners of said Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereo.

M.G.R. TITLE

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

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

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those exceptions set forth on Exhibit "B" hereto.

This deed is also 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.

The tenant of unit has waived or has failed to exercise the right of first refusal.



# UNOFFICIAL COPY

## Exhibit A

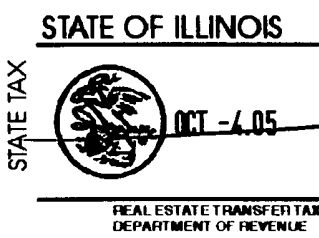
UNIT 1F IN THE 1031 N. PAULINA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF LOT 18 IN BLOCK 10 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 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 0527134034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

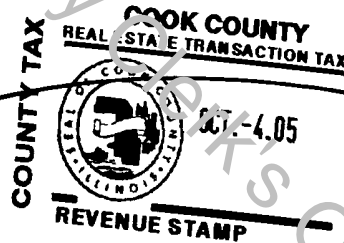
Permanent Real Estate Index Number: 17-06-419-005-0000 (Affects Underlying Land)

Address of Real Estate: 1031 North Paulina, Unit 1F, Chicago, IL 60622

City of Chicago / Real Estate  
 Dept. of Revenue Transfer Stamp  
 399599 \$1,762.50  
 10/04/2005 11:51 Batch 02215 33



REAL ESTATE TRANSFER TAX
0023500
# 000026561
FP326660



REAL ESTATE TRANSFER TAX
00117.50
# 0000173418
FP326670

# UNOFFICIAL COPY

## EXHIBIT B

SUBJECT ONLY TO THE FOLLOWING: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Act; (c) the Declaration and the Condominium Documents; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall prevent the use and occupancy of the Purchased Unit as a residence); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.