



Doc#: 0528742002 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/14/2005 07:10 AM Pg: 1 of 4

**Warranty Deed
Illinois**

THE GRANTOR, 1951 Birchwood, L.L.C., 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 the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to

Michael E. Debisschop, whose address is 321 E. 14th Street, Casper, WY 82601 and Tafra L. Miller, whose address is 1925 W. Argyle, Chicago, IL 60640, as Joint Tenants*, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit: *not as tenants in common

Unit 1951-2 in 1949-1951 W. Birchwood Condominium as delineated on a survey of the following described real estate:

Lots 9, 10 and the North 12 -1/2 feet of Lot 11 (except the East 103 feet thereof) in Block 6 in Murphy's Addition to Rogers Park a Subdivision of the Southeast 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, North of the Indian Boundary Line and West of Green Bay Road in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 08188095, and Amended and Restated Declaration of Condominium recorded July 11, 2005 as Document 0519218115, together with its undivided percentage interest in the common elements, all in Cook County Illinois.

Subject To: General real estate taxes not yet due and payable; private public and utility easements; applicable zoning and building laws or ordinances; all rights, easements, restrictions, conditions and reservations to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the right and easements set forth in the Declarations; provisions of the Illinois Condominium Act; such other matters as to which the title insurer commits to insure grantee against loss or damage; acts of grantee; encroachments insured by the title company, if any; and covenants, restrictions, permits, easements and agreements of record which do not impair Grantees use of the Unit as a condominium residence and which do not provide for forfeiture or reversion in the event of a breach.

1072
B/K NO ABS
LAW
SA3575844

Max 334

UNOFFICIAL COPY

STATE OF ILLINOIS

STATE TAX

OCT. 12. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013196

REAL ESTATE TRANSFER TAX
00253.00
FP 103032

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

OCT. 12. 05

REVENUE STAMP

0000013286

REAL ESTATE TRANSFER TAX
00126.50
FP 103034

CITY OF CHICAGO

CITY TAX

OCT. 12. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000004553

REAL ESTATE TRANSFER TAX
01897.50
FP 103033

Office of Cook County Clerk's Office

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Permanent Real Estate Index Number: 11-30-406-028-1004

Property Address: 1951 West Birchwood, Unit 2, Chicago, IL 60626

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 14th day of September, 2005.

1951 Birchwood, L.L.C., an Illinois
limited liability company

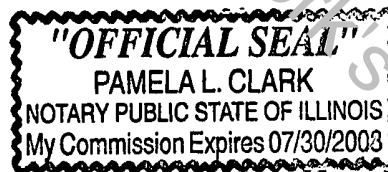
By: Stuart M. Garland
Stuart M. Garland, Manager

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 Stuart M. Garland, personally known to me to be the Manager of 1951 Birchwood, L.L.C., and 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 and delivered the said instrument, as his free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of September, 2004.

Pamela L. Clark
Notary Public



This instrument was prepared by Gerald M. Newman, 222 S. Riverside Plaza, #2100, Chicago, IL. 60606.

MAIL TO:

Cherie Thompson
Thompson & Thompson
19 S. LaSalle Street
Suite 302
Chicago, IL 60603

SEND TAX BILLS TO:

Michael Debisschop and TaFra Miller
1951 W. Birchwood
Unit 2
Chicago, IL 60626

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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 PROEPRTY 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.

THE 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 SIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office