

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
(Corporation to Individual)



Doc#: 0530511037 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/01/2005 09:10 AM Pg: 1 of 3

**THE GRANTOR**, , 4744 South Forestville, LLC., an Illinois 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 and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said company, **CONVEY(S)** and **WARRANT(S)** to Errol Dice of 11258 Wildridge, Westchester, Illinois, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 1N in the 4744-46 South Forrestville Condominiums as delineated on a survey of the following described real estate:

LOT 23 IN SUBDIVISION OF BLOCK 2 IN STONE AND MCGLANSHAN'S SUBDIVISION BEING A SUBDIVISION OF BLOCKS 1 AND 2 OF WELLS ADDITION TO CHICAGO, IN NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0525234087 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

**SUBJECT TO:** General Taxes for 2005 and subsequent years; Covenants, conditions, and restrictions of record, private, public and utility easements and roads and highways; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Condominium Ownership recorded September 9, 2005 as Document Number 0525234087 as amended from time to time; Limitations and conditions imposed by the Condominium Property Act; 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 though the provisions of said Declaration were recited and stipulated at length herein.

3K4

**P.N.T.N.**

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STATE OF ILLINOIS

STATE TAX

OCT. 17.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	00277.00
#	FP 103021

# 0000017436

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

OCT. 17.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00138.50
#	FP 103025

# 0000017436

CITY OF CHICAGO

CITY TAX

OCT. 17.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	02077.50
#	FP 103026

# 0000007712

Property of Cook County Clerk

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There was no tenant of the Unit who had a right of first refusal under Section 30 of the Illinois Condominium Property Act.

Permanent Real Estate Index Number(s): 20-10-201-015-0000

Address(es) of Real Estate: 4744 S. Forrestville, Unit 1N, Chicago, Illinois


In Witness Whereof, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, Anis Elahi this 12th day of September, 2005.

**4744 South Forrestville, LLC.**

By: [Signature]  
Anis Elahi  
Its Managing Member

State of Illinois )  
                          ) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Anis Elahi, personally known to me to be the Manager of 4744 South Forrestville, LLC., 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 and caused the corporate seal of said company to be affixed thereto, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given ~~under my hand and official seal~~, this 12th day of September, 2005.  
 [Signature] (Notary Public)  
My Commission Expires: 3/01/09

**Prepared By:** Gerald L. Berlin, Attorney at Law  
1529 S. State Street, Suite PH-1  
Chicago, Illinois 60605-3111

**Mail To:** JAMES O'CONNELL  
5544 W 147th ST  
OAK FOREST, ILLINOIS 60452

**Name & Address of Taxpayer:**

Errol Dice  
4744 S. Forrestville, Unit 1N  
Chicago, Illinois 60615