

WARRANTY DEED

(Individual to Individual)

Mail to:

Catherine Hwa
2300 N. Barrington Rd #400
Hoffman Estates, IL 60145



Doc#: 0531247072 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/08/2005 08:22 AM Pg: 1 of 3

Name and Address of Taxpayer:

Mr. Jason Seiple
4450 N. Beacon, Unit #1
Chicago, Illinois 60640

THE GRANTOR(S), **NORTH BEACON, LLC**, an Illinois limited liability company, whose address is 3540 N. Southport, #100, Chicago, Illinois 60657, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) and WARRANT(S) to JASON SEIPLE, whose address is 555 W. Cornelia Avenue, Apt 402, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; ~~special taxes or assessments for improvements heretofore completed~~; roads and highways, if any; applicable building and building line restrictions, zoning and building laws or ordinances; the Condominium Property Act; leases and licenses affecting the Common Elements; encroachments shown on the title commitment given to Grantee; acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee.

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 land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

Address of Property: 4450 N. Beacon, Unit #1
Chicago, Illinois 60640

Permanent Index Number(s): 14-17-122-011-0000 (affects the underlying land)

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UNOFFICIAL COPY

EXHIBIT "A"

Legal Description:


UNIT 4450-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE NORTH BEACON CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527327087, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-17-122-011-0000 (affects the underlying land)
Address: 4450 N. Beacon, Unit #1
Chicago, Illinois 60640


CITY TAX

 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 NOV.-4.05

0000016420

REAL ESTATE TRANSFER TAX
02047.50
FP 103018

STATE OF ILLINOIS
 STATE TAX

 NOV.-4.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000031111

REAL ESTATE TRANSFER TAX
00273.00
FP 103014

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 NOV.-4.05
 REVENUE STAMP
 # 0000030830

REAL ESTATE TRANSFER TAX
00136.50
FP 103017