

UNOFFICIAL COPY

CORPORATE WARRANTY DEED BERKELEY PLACE CONDOMINIUMS (Corporation to Individual)



Doc#: 0534143014 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2005 07:05 AM Pg: 1 of 3

THIS DEED, made as of this 29th day of September,
2005 between 44TH AND BERKLEY DEVELOPMENT, LLC, an
Illinois limited liability company, duly authorized to transact business
in the State of Illinois, having an address of 4355 North
Ravenswood, Chicago, Illinois 60613 ("Grantor"), and _____
BARBARA BLACK

_____ ("Grantee") WITNESSETH, that the Grantor,
for an in consideration of the sum of Ten Dollars (\$10.00) and
other good and valuable consideration in hand paid, the receipt
whereof is hereby acknowledged, by these presents conveys and
warrants unto the Grantee the following described Real Estate
situated in the County of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated
herein by this reference.

Address of Real Estate/Unit Reference: 4324 S. Berkeley #2; GU-6
Chicago, Illinois 60653

Permanent Real Estate Index Number: 20-02-302-033-0000 20-02-302-034-0000
20-02-302-035-0000 20-02-302-036-0000

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility
easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above
written.

44TH AND BERKLEY DEVELOPMENT, LLC,
an Illinois limited liability company)

By: [Signature]
Ibrahim M. Shihadeh, Manager

This instrument was prepared by
J. Joseph Little, Esq.
One East Wacker Drive #2222
Chicago, Illinois 60601

Upon recording mail to:

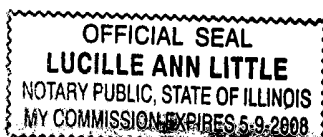
Send subsequent tax bills to:

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid,
do hereby certify that Ibrahim M. Shihadeh, the Manager of 44TH AND BERKLEY DEVELOPMENT, LLC, an
Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the
said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company
voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of September, 2005

Commission Expires: 5-9-2008

[Signature]
Notary Public



CTI MK JCS 707

57172478


3

BOX 334 CTI

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STATE TAX

STATE OF ILLINOIS



NOV. 21.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000015453

REAL ESTATE TRANSFER TAX
0037150
FP 103032

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV. 21.05


REVENUE STAMP

000001547

REAL ESTATE TRANSFER TAX
0018575
FP 103034

CITY TAX

CITY OF CHICAGO



NOV. 21.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005408

REAL ESTATE TRANSFER TAX
0278625
FP 103033

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LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT NO. 4324-2 IN THE BERKELEY PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7, 8, 9 AND 10 IN SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 2 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNIT NO. GU-6 IN THE BERKELEY PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7, 8, 9 AND 10 IN SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 2 IN ABELL'S SUBDIVISION OF THE SOUTH 412.5 FEET OF LOT 2 IN SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0520103000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 4324-2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 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.

Property Addresses: 4324 South Berkeley Avenue #2:GU-6
Chicago, Illinois 60653

Permanent Index Numbers: 20-02-302-033-0000 20-02-302-034-0000
20-02-302-035-0000 20-02-302-036-0000