

UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual)



Doc#: 0534653052 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2005 10:10 AM Pg: 1 of 3

Mail to:

JOEL MILLER
820 W. JACKSON #650
CHICAGO, IL 60607

Name and Address of Taxpayer:

Mr. and Mrs. Philip K. Ninan
4448 N. Beacon, Unit #1
Chicago, Illinois 60640

Recorder's Stamp

4361238 (2/4)

THE GRANTOR(S), **NORTH BEACON, LLC**, an Illinois limited liability company, whose address is 3540 N. Southport, #109, 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 **PHILIP K. NINAN** and **SOPHY F. NINAN**, husband and wife, whose address is 927 W. Sunnyside Ave., Unit #2S, Chicago, Illinois, not as joint tenants or tenants in common, but as **TENANTS BY THE ENTIRETY**, 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 hereto, 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: 4448 N. Beacon, Unit #1
Chicago, Illinois 60640

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

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DATED this 5th day of December, 2005.

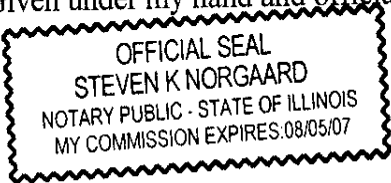
North Beacon, LLC

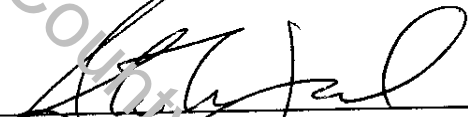
By: 
Peter N. Allen, Manager

State of Illinois)
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter N. Allen**, Manager of **North Beacon, LLC**, an Illinois limited liability company, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of North Beacon, LLC as the free and voluntary act and deed of North Beacon, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of DECEMBER, 2005.





Notary Public


IMPRESS SEAL HERE


_____ COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

STATE TAX	STATE OF ILLINOIS	# 0000031817	REAL ESTATE TRANSFER TAX
			0035400
	DEC.-7.05		FP 103014
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

COUNTY TAX	COOK COUNTY	# 0000031539	REAL ESTATE TRANSFER TAX
			00177.00
	DEC.-7.05		FP 103017
REVENUE STAMP			

CITY TAX	CITY OF CHICAGO	# 0000016829	REAL ESTATE TRANSFER TAX
			02655.00
	DEC.-7.05		FP 103018
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			

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EXHIBIT "A"

Legal Description:

UNIT 4448-1 AND P-1 TOGETHER WITH THEIR 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)

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Chicago, Illinois 60640

Property of Cook County Clerk's Office