UNOFFICIAL COPY

WARRANTY DEED ausiasmormint

The Grantor, 3241 N. CLIFTON, 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 and No/100 Dollars (\$10.00) and other good and valuable consideration in hand



Doc#: 0535541053 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 12/21/2005 10:58 AM Pg: 1 of 3

A.G.R. TITLE

paid, CONVEYS and WARRANTS to CRAIG ANDERSON of 700 W. Van Buren, # 1404, Chicago, IL 60607, County of Cook, State of Illinois, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President, this 19th day of December 2005.

3241 N. CLIFTON: LLC, an Illinois Limited Liability Company

By:

MEADE CONSTRUCTION, into, an Illinois corporation, Manager

REAL ESTATE BY:
TRANSFER TAX

DEC. 20.05

DEC. 20.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX

PS 00329.50

FP326670

MATTHEW BUCKLEY, Presiden

THIS INSTRUMENT PREPARED BY:

HAL A. LIPSHUTZ 867 W. BUCKINGHAM CHICAGO, IL 60657-3313

City of Chicago Dept. of Revenue

Transfer Stam

Real Estate

409432

12/20/2005 12:03 Batch 02259 61

\$4,942.50

0535541053D Page: 2 of 3

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Send subsequent tax bills to:

CRAIG ANDERSON

3241 N. CLIFTON, UNIT 1 CHICAGO, IL 60657

B

MAIL TO:

JOHN VARDE

30 W. MONROE, #710, CHICAGO, IL 60603

STATE OF ILLINO'S

SS.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that MATTHEW BUCKLE, PRESIDENT OF MEADE CONSTRUCTION, INC., an Illinois corporation, Manager of 3241 N. CLITTON, LLC, an Illinois Limited Liability Company, personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowled ged, that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 19th day of December 2005.

My commission expires:

"OFFICIAL SEAL"

HAL A. LIPSHUTZ

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 9/28/2009





0535541053D Page: 3 of 3

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 3241 N. CLIFTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 IN BLOCK 7 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL M MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0525810116, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND THE EXCLUSIVE RIGHT TO USE THE ROOF OF THE GARAGE AS SET FORTH AS R-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0525310116.

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; 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 1.1.2. SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGT 1.1.5 FREIN.

THIS DEED IS ALSO SUBJECT TO THE FOLLOWING, IF ANY: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and colinances; ©) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (l) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party viall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS SERVED AND THE TENANT WAIVED ITS RIGHT TO PURCHASE THIS UNIT.

PIN:

14-20-422-008

COMMONLY KNOWN AS:

3241 N. CLIFTON, UNIT 1, CHICAGO, IL 60657