

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
Corporation to Individual

0508730
1 of 2



Doc#: 0602745057 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/27/2006 10:26 AM Pg: 1 of 3

THE GRANTOR, 1056 WOOD, L.L.C.

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 the sum of **TEN (\$10.00) DOLLARS**, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and

pursuant to authority given by the Managing Member of said limited liability company, **CONVEYS** and **WARRANTS** to **KAREN VAN BENNEKOM** of **559 WEST SURF, UNIT 803, CHICAGO ILLINOIS 60657**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT AA@ ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: **17-06-416-025-0000**
(underlying pin)

Address of Real Estate: **1801 WEST THOMAS, UNIT 8, CHICAGO ILLINOIS 60622.**

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 land described herein.

SUBJECT TO: (1) General real estate taxes not due and payable; (2) Private, public, and utility easements; (3) Applicable zoning and building laws or ordinances; (4) All rights, easements restrictions, conditions and reservations contained in the Declaration as amended from time to time the same as though the provisions of said Declaration were recited and stipulated at length herein; (5) Provisions of the Illinois Condominium Property Act; (6) Such other matters as to which the Title Insurer (as hereinafter defined) commits to insure Purchaser against loss or damage; (7) Leases and licenses affecting the Common Elements; (8) Acts of purchaser; (9) Encroachments, if any and; (10) Covenants, conditions, restrictions, permits, easements and agreements of record for the **1801 West Thomas Condominium Corporation.**

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 real estate forever.

(A) No Tenant had a right of first refusal to purchase the Property on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (B) At the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the Tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act, or (C) the Grantee was a Tenant of the Unit prior to the conversion of the Property to Condominium.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 8 IN ~~1801 W.~~ THOMAS CONDOMINIUM AS DELIENATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

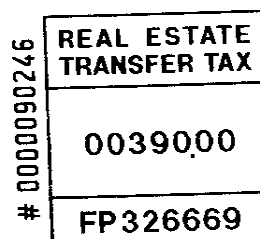
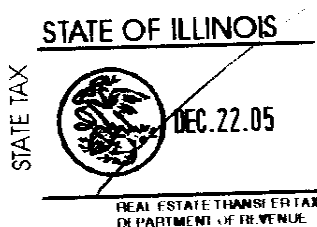
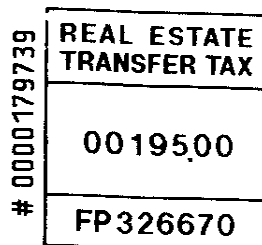
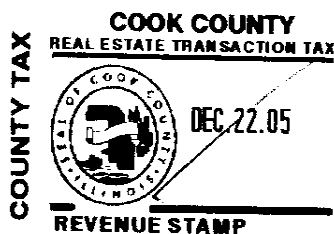
LOTS 1, 2, AND 3 IN CRAM'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 4 ~~OF~~ SUPERIOR COURT COMMISSIONER'S PARTITION OF BLOCKS 2, 4, 7 AND THE WEST ½ OF BLOCK 3 AND THE SOUTH ½ OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0529739007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5 LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0529739007.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above 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 land 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.



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In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, this 14th day of December, 2005.

1056 WOOD, L.L.C., an Illinois
Limited Liability Company

By: [Signature]
Grzegorz Szejkowski
Its Managing member

State of Illinois)
) SS.
County of Cook)

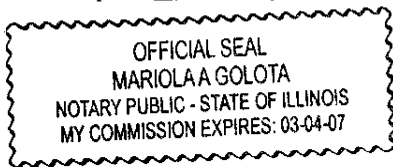
I, the undersigned, a **NOTARY PUBLIC** in and for the County and State aforesaid, DO HEREBY CERTIFY that **GRZEGORZ SZTEJKOWSKI**, personally known to me to be **Managing Member** of **1056 WOOD, L.L.C.** an Illinois Limited Liability Company, personally known to me to be the same person whose name is the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that as such **Managing Member**, he signed, as his free voluntary act, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation in its capacity as the **Managing Member** of **1056 WOOD, L.L.C.**, for uses and purposes therein set forth.

IMPRESS
NOTARY SEAL
HERE

Given under my hand and official seal this 14th day of December, 2005.

Commission Expires 3-4, 2007

[Signature]
NOTARY PUBLIC



This instrument prepared by: Mariola A. Golota, 5910 N. Milwaukee Ave, Chicago, Illinois 60646

MAIL TO:
Karen Van Bennekorn
1801 W. Thomas #8
Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:
Karen Van Bennekorn
1801 W. Thomas #8
Chicago, IL 60622