## **UNOFFICIAL COPY**

### WARRANTY DEED

(Individual to Individual)

Mail to:

EDWARD J FLYHL

1415 W. 22 ST POWER FLEER

CAX BROOK, ILLHOE 100523

Name and Address of Taxpayer:

Mr. Matthew Howroyd 4448 N. Beacon, Unit #3

Chicago, Illinois 60640

Doc#: 0603247024 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/01/2006 11:42 AM Pg: 1 of 3

Recorder's Stamp

4369461 (INT) THE GRANTOR(S), NORTH BEACON, LLC, an Illinois limited liability company, whose address is 3540 N. Southport, 4102, 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 MATTHEW/HOWROYD, whose address is 913 W. California, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

#### SEE ACTACHED 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, it 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 licerses affecting the Common Elements; encroachments shown on the title commitment given to Grance; 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 #3

Chicago, Illinois 60640

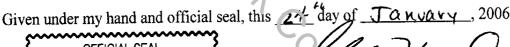
Permanent Index Number(s): 14-17-122-011-0000 (affects the underlying land)

# **UNOFFICIAL COPY**

DATED this 24 day of January, 2006.

North Beacon, LLC		
By: Hall		
Peter N. Allen, Manager		
State of Illinois	)	
County of COOL	)	

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.



OFFICIAL SEAL STEVEN K NORGAARD NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/05/07

Notary Pablic

IMPRESS SEAL HERE

\_\_\_\_\_ COUNTY - ILLINOIS TRANSFER STAMP

#### NAME and ADDRESS OF PREPARER:

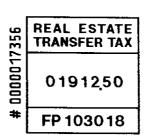
Steven K. Norgaard Attorney at Law 493 Duane Street Glen Ellyn, IL 60137





JAN.27.06

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



### STATE OF ILLINOIS



JAN.27.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

_	
0000032696	REAL ESTATE TRANSFER TAX
	00255.00
#	FP 103014





JAN.27.06

REVENUE STAMP

0000032424	REAL ESTATE TRANSFER TAX
	00127.50
#	FP 103017

0603247024 Page: 3 of 3

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#### **EXHIBIT "A"**

#### Legal Description:

UNIT 4448-3 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, ILI INOIS.

P.I.N.:

14-17-122-011-0000 (a fects the underlying land) County Clerk's Office

Address:

4448 N. Beacon, Unit #3

Chicago, Illinois 60640