

UNOFFICIAL COPY

WARRANTY DEED

(Individual to Individual)

Mail to:

EDWARD J FLINN
1415 W. 22ND ST, BLUE FLOR
DAY BROOK, ILLINOIS 60523

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: 02/01/2008 11:42 AM Pg: 1 of 3

Recorder's Stamp

4364461 (1/2) GIT

THE GRANTOR(S), **NORTH BEACON, LLC**, an Illinois limited liability company, whose address is 3540 N. Southport, #102, 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 ATTACHED 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, 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 #3
Chicago, Illinois 60640

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

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DATED this 24th day of January, 2006.

North Beacon, LLC

By: Hall
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 24th day of January, 2006.




Steven K Norgaard
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

CITY TAX

CITY OF CHICAGO
JAN. 27. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000017356
REAL ESTATE
TRANSFER TAX
0191250
FP 103018

STATE TAX

STATE OF ILLINOIS
JAN. 27. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032696
REAL ESTATE
TRANSFER TAX
0025500
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 27. 06
REVENUE STAMP

0000032424
REAL ESTATE
TRANSFER TAX
0012750
FP 103017

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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, ILLINOIS.

P.I.N.: 14-17-122-011-0000 (affects the underlying land)

Address: 4448 N. Beacon, Unit #3
Chicago, Illinois 60640

Property of Cook County Clerk's Office