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Doc#: 0603847000 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2006 08:28 AM Pg: 1 of 3

4363731 1/5

GIT

WARRANTY DEED

Prepared By:
Gregory A. Braun, Esq.
217 North Jefferson
5th Floor
Chicago, Illinois 60661

Return to after recording:
Donald C. Nord, Esq.
600 Green Bay Road
Kenilworth, IL 60043

1714-16 W. LELAND, LLC, an Illinois limited liability company, 1847 N. Orleans, Chicago, Illinois 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said company, CONVEY(S) and WARRANT(S) to **BRIAN PATRIC CROWLEY AND LISA MARIE CROWLEY**, husband and wife, 1737 N. Paulina, #109, Chicago, IL 60622 ("Grantees") 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: See attached Exhibit "A"

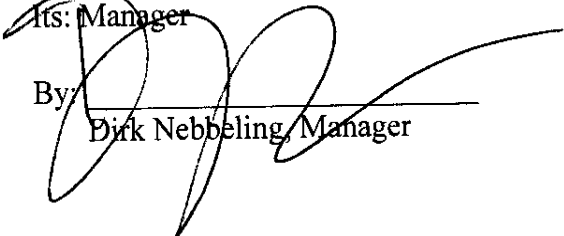
Permanent Real Estate Index Number: 14-18-204-029-0000
Address of Real Estate: 1716 W. Leland, Unit 1716-1F and P-1, Chicago, IL 60640

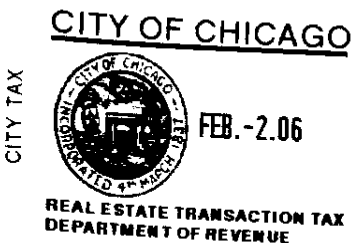
In Witness Whereof, said party of the first part has caused its corporate seal hereunder affixed, and has caused its name to be signed to these presents by its MEMBER this 18th day of January, 2006

1714-16 W. LELAND, LLC

By: MID CENTURY PARTNERS, LLC

Its: Manager

By: 
Dirk Nebbeling, Manager



REAL ESTATE TRANSFER TAX
0296250
FP 103018

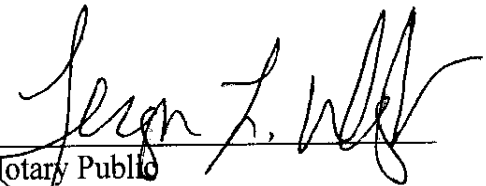
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STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

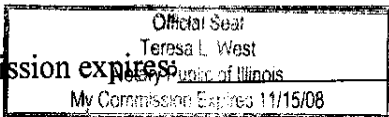
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Dirk A. Nebbeling, personally known to me in his capacity as Member of 1714-16 W. Leland, LLC, an Illinois limited liability company ("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 and severally acknowledged that as such Dirk A. Nebbeling in his capacity as Member of the Company, signed and delivered that said instrument pursuant to the authority given by the Members of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

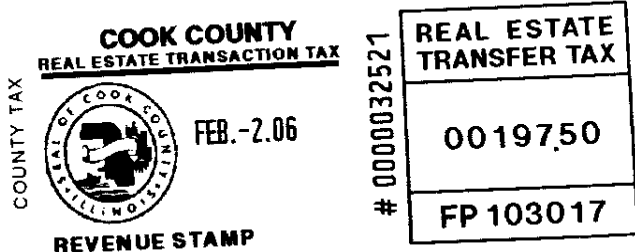
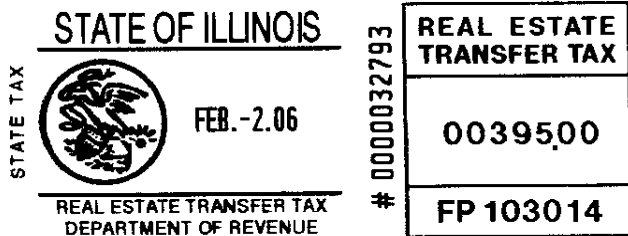
Given under my hand and under this seal this 18th day of January, 2006



Notary Public



Name and Address of Taxpayer:
Brian Crowley and Lisa Crowley
1716 W. Leland
Unit 1F
Chicago, IL 60640



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EXHIBIT "A" LEGAL DESCRIPTION

CONDOMINIUM UNIT 1716-1F AND P-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LELAND PARC CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0519244043, IN THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#: 14-18-204-029-0000

Commonly known as: 1714-16 W. Leland, Chicago, IL 60640

Subject To: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Leland Parc Condominium Association (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x) acts of Purchaser.

"Grantor also hereby grants 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, as 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 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."

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.