

UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
Corporation to Individual

0510182  
10/2



Doc#: 0604845059 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/17/2008 10:30 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 NANCY N. SULLIVAN of 104 W. OAK, UNIT 6E, CHICAGO ILLINOIS 60610**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" 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 7, 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 7 IN 1801 THOMAS CONDOMINIUM AS DELINEATED 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, AND 7 AND THE WEST 1/2 OF BLOCK 3 AND THE SOUTH 1/2 OF BLOCK 8 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 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 OCTOBER 24, 2005 AS DOCUMENT NUMBER 0529739007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING P6, STORAGE S9 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.

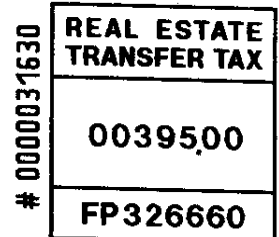
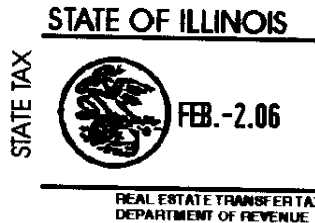
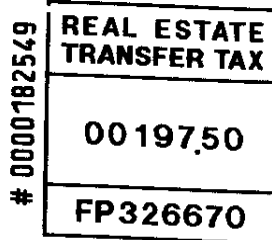
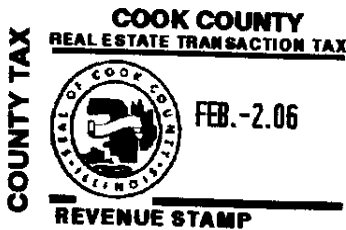
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$2,962.50

02/02/2006 08:40 Batch 02281 2



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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 17<sup>th</sup> day of JANUARY, 2006.

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

By: [Signature]  
Grzegorz Szejkowski  
Its Managing member

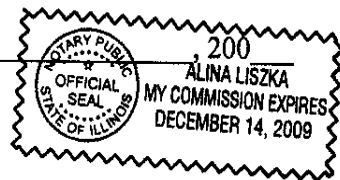
State of Illinois)  
                                  ) SS.  
County of Cook)

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 17<sup>th</sup> day of January, 2006

Commission Expires



[Signature]  
NOTARY PUBLIC

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

MAIL TO:

Michelle A. Jais  
1530 W. Fullerton  
Chicago IL 60614

SEND SUBSEQUENT TAX BILLS TO:

Nancy Ann Sullivan  
104 W. Oak St. 6E  
Chicago IL 60610