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Doc#: 0606742091 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2006 10:33 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)**

CNE 184

CH 55-02315

PROBROW

CIT

Property of Cook County Clerk's Office

THE GRANTOR, LP Properties of Chicago, LLC, a 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said LLC, **CONVEY(S)** and **WARRANT(S)** to Bryan E. Stuart

(GRANTEE'S ADDRESS) 4310 North Richmond, Chicago, Illinois 60618

of the County of Cook, 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

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction

Permanent Real Estate Index Number(s): 14-29-314-035-0000 (underlying)
Address(es) of Real Estate: 2520 North Wayne St., Unit 2, Chicago, Illinois 60614

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 15th day of February, 2006.

LP Properties of Chicago, LLC

By Rade Savkovic
Rade Savkovic
Manager

STATE OF ILLINOIS		# 0000093025	REAL ESTATE TRANSFER TAX
STATE TAX			MAR.-2.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			00460.00
			FP 102808

Box 334

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Rade Savkovic, personally known to me to be the Manager of the LP Properties of Chicago, LLC, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Rade Savkovic, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of February, 2006

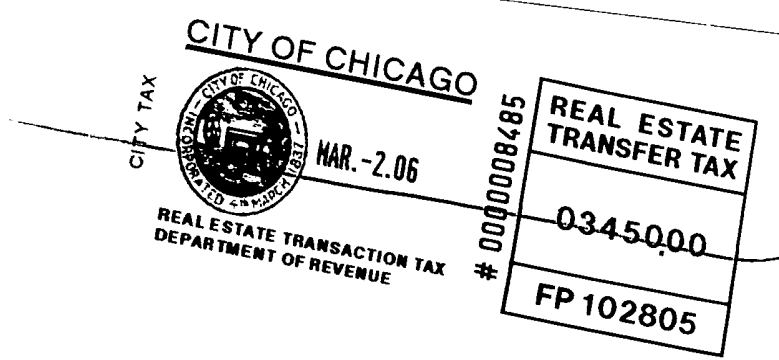
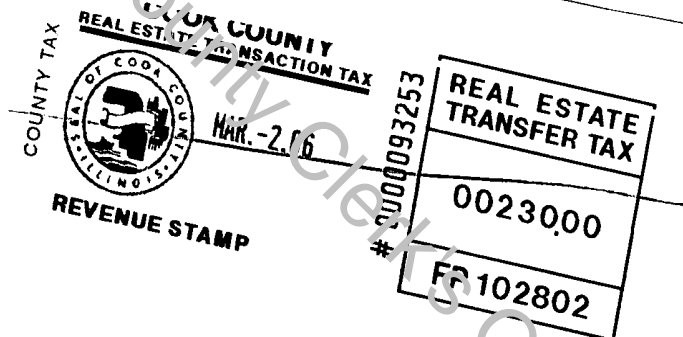


Ramonda Roberts (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Paul DeBiase, Esquire
5536 West Montrose Avenue
Chicago, Illinois 60641

Name & Address of Taxpayer:
Bryan E. Stuart
2520 North Wayne St., Unit 2
Chicago, Illinois 60614



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~~EXHIBIT "A"~~

Legal Description

PARCEL 1:

UNIT 2 IN 2520 NORTH WAYNE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN THE SUBDIVISION OF THE EAST 207.16 FEET OF LOT 13 LYING WEST OF THE EAST LINE OF WARD STREET IN THE COUNTY CLERKS DIVISION OF BLOCK 43 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532615102, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE (P-2) AND STORAGE SPACE (S-2), A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0532615102.

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 PROPERTY 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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