

UNOFFICIAL COPY

WARRANTY DEED

This Indenture, made this
28th day of February, 2006,
between 6256 North Broadway, LLC.,
an Illinois Limited
Liability Company

created and existing under
the State of Illinois under
and by virtue of the laws
of the State of Illinois
and duly authorized to
transact business in the
State of Illinois, party
of the first part, and
**Gregg Struve and
Alexander Noan,**

party of the second part
WITNESSETH, that the party
of the first part, for
and in consideration

of the sum of Ten 00/100
Dollars (10.00) and good
and valuable consideration
in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, and pursuant to the power bestowed by the authority of the
first party's Operating Agreement through its Managers, by these presents
does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the second
party as JOINT TENANTS to their heirs and assigns, FOREVER, all the following
described real estate, situated in the County of Cook and State of Illinois
unknown and described as follows, to wit:

LEGAL DESCRIPTION

UNIT 2S IN THE 6260 NORTH BROADWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 13 IN BLOCK 1 IN BROCKHAUSEN AND J. FISHER FIRST ADDITION TO EDGEWATER
BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS;

(EXCEPTING THEREFROM ALL OF THE SPACE USED AS COMMERCIAL PROPERTY AS
DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION)

WHICH SURVEY IS ATTACHED AS EXHIBIT "G" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 0603727046; TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT, AS
DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS
DOCUMENT NUMBER 0603727046.

Together with all and singular the hereditament and appurtenances
thereunto belonging, or in anyway appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof, and
all the estate, right, title, interest, claim or demand whatsoever, of the



Doc#: 0607635053 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/17/2006 07:52 AM Pg: 1 of 4

SI 9405/192 No. 100
cti 093

BOX 334 CTI

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STATE OF ILLINOIS



MAR.-7.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020000

REAL ESTATE
TRANSFER TAX

00339.00

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.-7.06

COUNTY TAX

REVENUE STAMP

0000020566

REAL ESTATE
TRANSFER TAX

00169.50

FP 103034

CITY OF CHICAGO



MAR.-7.06

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007111

REAL ESTATE
TRANSFER TAX

02543.00

FP 103033

[Handwritten signature]

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party of the first part, either in law or in equity, of, in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for the 6260 North Broadway Condominium, including matters relating to the 6260 North Broadway (the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "G" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

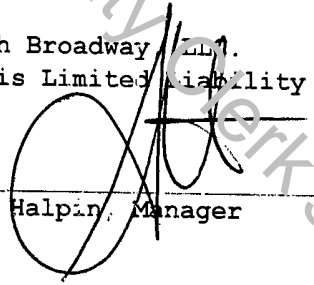
Permanent Real Estate Index Number(s): 14-05-115-012-0000

Address of Real Estate: 6260 NORTH BROADWAY, UNIT 2S, CHICAGO, ILLINOIS 60660

In Witness Whereof, the affiant has caused his signature to be affixed hereto, this 28TH day of February, 2006.

6256 North Broadway, LLC,
an Illinois Limited Liability Company

By:



Ian Halpin, Manager

State of Illinois)) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ian Halpin personally known to me to be the Manager of 6256 NORTH BROADWAY, LLC, 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 he signed and delivered the said instrument as 6256 NORTH BROADWAY, LLC and caused the company mark to be affixed thereto, pursuant to authority, given to the Manager 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.

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GIVEN under my hand and official seal, this 28th day of February, 2006.

Isabella G. Rafinska
NOTARY PUBLIC



Send Subsequent Tax Bills to:

Gregg Struve
Name

6260 N. Broadway 25
Address

Chicago IL 60660
City, State and Zip

Send Deed To:

Gregg Struve
Name

6260 N. Broadway 25
Address

Chicago IL 60660
City, State and Zip

Property of Cook County Clerk's Office

Prepared by:

John D. Colbert & Associates
Attorneys at Law
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Chicago, Illinois 60618
773-435-0173