

# UNOFFICIAL COPY



Doc#: 0608335005 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/24/2006 07:54 AM Pg: 1 of 3

**WARRANTY DEED**  
(Limited Liability Company to  
Individual)

**THE GRANTOR**, 7428 WEST WASHINGTON, LLC, a 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, **CONVEY(S)** and **WARRANT(S)** to **BROOKE HAGERTY**

**GRANTEE'S ADDRESS): 7428 WEST WASHINGTON, FOREST PARK, IL 60130**

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED


**SUBJECT TO:** 2005 REAL ESTATE TAXES FINAL INSTALLMENT AND SUBSEQUENT YEARS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

Permanent Real Estate Index Number: 15-12-432-009-0000 & 15-12-432-010-0000 & 15-12-432-032-0000

Address of Real Estate: UNIT 401 7428 WASHINGTON, FOREST PARK, IL 60130 F-47

In Witness Whereof, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, this 15TH DAY OF FEBRUARY, 2006

7428 WASHINGTON L.L.C.

By   
GREGORY PAULUS  
MANAGING MEMBER

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 1919  
UM: 03/24/06  
Approved/Date

lot 2

8334211 W

26013414

3K9

333-CP

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  )            ss  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, and State aforesaid, **DO HEREBY CERTIFY**, that GREGORY PAULUS, personally known to me to be the Managing Member of the 7428 WASHINGTON LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such GREGORY PAULUS, managing member, he signed and delivered the said instrument and caused the seal of the limited liability company to be affixed thereto, pursuant to the authority given by the limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th Day of February, 2006.

*[Signature]*  
\_\_\_\_\_  
(Notary Public)

Prepared By: Katie Newsham  
7628 W. Madison Street  
Forest Park, IL 60130

Mail to:

CONRADO DUACKER  
258 W. 31st St.  
Chicago, IL 60616

Name & Address of Taxpayer:

BROOKE HAGERBY  
7428 W. WASHINGTON AVE #401  
FOREST PARK, IL 60130

STATE OF ILLINOIS

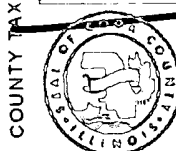


MAR. 15. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
00158.00  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 15. 06

REVENUE STAMP

REAL ESTATE TRANSFER TAX  
00079.00  
FP 103034

**UNOFFICIAL COPY****ATTACHED LEGAL DESCRIPTION**

<sup>and P-47</sup>  
**UNIT NUMBER 401 IN WASHINGTON CONDOMINIUM. AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**PARCEL 1:**

**LOT 10 IN TOELLNER'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 30 OF THE SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE WEST 27 FEET OF THE EAST 86 FEET OF LOT 40 IN MCLESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 OF RAILROAD'S ADDITION TO HARLEM, IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**PARCEL 3:**

**LOT 9 IN TOELLNER'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 30 OF THE RAILROAD ADDITION TO HARLEM, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**PARCEL 4:**

**THE WEST 27.30 FEET OF LOT 40 IN MCLESTER'S MADISON STREET SUBDIVISION OF BLOCK 36 OF THE RAILROAD ADDITION TO HARLEM OF PART OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530503014, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**THE TENANT OF THE UNIT HAS WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL;**

**GRANTOR ALSO GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN;**

**THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTION AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.**