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Doc#: 0610140025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2006 09:48 AM Pg: 1 of 3

Ticor Title Insurance

WARRANTY DEED
LIMITED LIABILITY COMPANY
TO INDIVIDUAL

PROPERTY ADDRESS:

3740 N. Wilton Avenue
Unit 6
Chicago, IL 60613

THE GRANTOR, WILTON PLACE DEVELOPERS, LLC, an Illinois limited liability company, duly organized under the laws of the State of Illinois, pursuant to the authority of its managers and members, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to

NICHOLAS W. PIPER and JENNIFER BANACHOWICZ, of 2015 N. Bissell, Chicago, IL 60614, not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 6 IN THE WILTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 5 IN BUCKINGHAM SECOND ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532603011; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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 for the same as though the provisions of said declaration were recited and stipulated at length herein; general real estate taxes for the year 2005 and subsequent years; and other covenants, conditions, restrictions, easements, and building lines of record.

3Kg BOX 15

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In witness whereof, said company has caused its seal to be affixed hereto, and this document executed on its behalf by its manager, all in accordance with its bylaws and charter. TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in JOINT TENANCY forever.

Dated this 24th day of March, 2006.

WILTON PLACE DEVELOPERS, LLC

By: 
Carlos Moran, manager

State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CARLOS MORAN personally known to me to be the manager of WILTON PLACE DEVELOPERS, 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 acknowledged that he signed and delivered the said instrument in his respective position as such manager, and caused the corporate seal of said company to be affixed thereto, pursuant to authority given him by the members of said company, as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and _____ seal,
this 24th day of March, 2006.





Notary Public

This instrument was prepared by: Mark J. Stauber
Attorney at Law
1N141 County Farm Road
Suite 230
Winfield, IL 60190

Mail to: ~~Susan~~ ^{SARA} E. Sumner
Attorney at Law
1617 North Hoyne
Chicago, IL 60647-5408

Send subsequent tax bills to: Nicholas W. Piper and
Jennifer Banachowicz
3740 N. Wilton Avenue
Unit 6
Chicago, IL 60613

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000582306 OC

STREET ADDRESS: 3740 N. WILTON PL.

UNIT 6

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 14-20-220-023-0000

LEGAL DESCRIPTION:

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STATE TAX  APR.-6.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	0000033606	REAL ESTATE TRANSFER TAX
		0045900 FP 102809

COUNTY TAX  APR.-6.06 REVENUE STAMP	000003296	COOK COUNTY REAL ESTATE TRANSACTION TAX
		REAL ESTATE TRANSFER TAX 0022950 FP 326707

LEGALD

CITY TAX  APR.-6.06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	0000022583	CITY OF CHICAGO
		REAL ESTATE TRANSFER TAX 0344250 FP 102803