

UNOFFICIAL COPY

WARRANTY DEED

2067517MTCLaSalle



Doc#: 0611441080 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/24/2006 10:40 AM Pg: 1 of 2

THE GRANTOR Gregmoy, 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 Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

and Olga A. Nelson

Tyrone Nelson, ~~an individual person~~, of 4317 North Tripp, #1, Chicago, Illinois 60641, not as tenants in common, not as joint tenants but as tenants by the entirety all interest all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 20-10-207-024-0000

Address of Real Estate: 434 East 48<sup>th</sup> Street, Unit 3  
Chicago, Illinois 6065715

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 20 day of April, 2006.

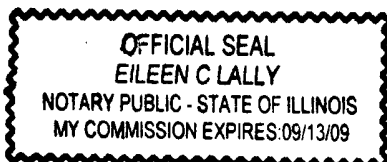
Gregmoy, L.L.C.  
an Illinois limited liability company

By: [Signature]  
Authorized Representative

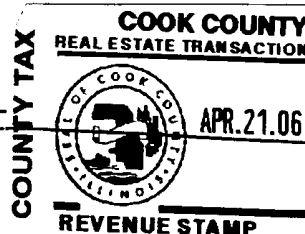
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas Culkin, Authorized Representative of Gregmoy, L.L.C., 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, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of Gregmoy, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of April, 2006.



[Signature]  
NOTARY PUBLIC  
My commission expires on \_\_\_\_\_



# 000188076	REAL ESTATE TRANSFER TAX
	0011400
	FP326670

M.G.R. TITLE

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 3 IN THE 434 EAST 48<sup>TH</sup> PLACE , AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 24 FEET OF LOT 6 IN BLOCK 1 IN SNOW AND DICKINSON'S SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ LYING WEST OF VINCENNIES AVENUE, SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0611044028, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

### AND STORAGE SPACE S-3

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, ~~A~~ LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0611044028.

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.


Subject to: (1) real estate taxes not yet due and payable (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 434 East 48<sup>th</sup> Place Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantee shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 20-10-207-024-0000

Address of Real Estate: 434 East 48<sup>th</sup> Place, Unit 3, Chicago, Illinois 60653

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

STATE TAX		APR. 21 06	# 0000093378	<b>REAL ESTATE TRANSFER TAX</b>
				<b>0022800</b>
				<b>FP326669</b>

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

City of Chicago      Real Estate  
Dept. of Revenue      Transfer Stamp

**429693**      **\$1,710.00**

04/21/2006 09:53 Batch 11830 11

UPON RECORDING MAIL TO:  
James D. Zazakis, Esq.  
4315 North Lincoln  
Chicago, Illinois 60618

SEND SUBSEQUENT TAX BILLS TO  
Tyrone Nelson  
434 East 48<sup>th</sup> Place, Unit 3  
Chicago, Illinois 60653