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Doc#: 0614533195 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2006 01:18 PM Pg: 1 of 4

**Warranty Deed
Statutory (ILLINOIS)
(LLC to Individual)**

THE GRANTOR(S)

Above Space for Recorder's Use Only

1256 WEST CARMEN LLC

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 the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the MANAGER of said COMPANY, CONVEYS and WARRANTS to

MARK BECKWITH OF CHICAGO, IL

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

SEE ATTACHED LEGAL DESCRIPTION

Address(es) of Real Estate: **1256 W. CARMEN AVE, Unit 3-S.
CHICAGO, IL 60640**

Dated May 19, 2006

1256 WEST CARMEN LLC

By

BOX 334 CTT

127 TN
MCMC
8349139
1/1

Property of Cook County Clerk's Office

400
CF

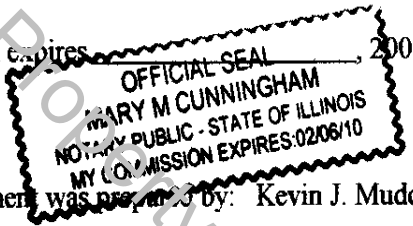
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State of Illinois, County of COOK ss,

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Kevin Mudd personally known to me to be Managing Member of 1256 West Carmen LLC, whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of MAY, 2006.

Commission expires 2006



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Kevin J. Mudd, 1005 West Webster Ave., Chicago, Illinois 60614


MAIL TO:
LLOYD GUSSIS
2836 N. LINCOLN
CHICAGO, IL 60614
OR

SEND SUBSEQUENT TAX BILLS TO:
MARK BECKWITH
1256 W. CARMEN AVE., 3-S
CHICAGO, IL 60640

Recorder's Office Box No. _____

CITY TAX

CITY OF CHICAGO



MAY.22.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008405

REAL ESTATE TRANSFER TAX
03525.00
FP 103033

STATE OF ILLINOIS



MAY.22.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024165

REAL ESTATE TRANSFER TAX
00470.00
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.22.06

REVENUE STAMP

0000024287

REAL ESTATE TRANSFER TAX
00235.00
FP 103034

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 3-S IN THE 1256 W. CARMEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 3 IN CHYTRAUS' ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT # 06-12539082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-7 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT # 06-12539082.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR 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.

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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.

THIS DEED IS ALSO SUBJECT TO THE FOLLOWING, IF ANY: (1) 2006 REAL ESTATE TAXES; (2) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (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 1256 W. CARMEN 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; (9) ASSESSMENTS DUE TO THE ASSOCIATION AFTER THE CLOSING DATE; (10) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (11) COVENANT BY PROPERTY OWNER TO MAINTAIN AND REPAIR SEWER AND WATER LINES FROM THE POINT OF CONNECTION TO SEWER AND WATER MAINS IN THE PUBLIC STREET.

COMMONLY KNOWN AS
1256 W. CARMEN AVE., # 3-S, CHICAGO, IL 60640
P.I.N. 14-08-305-043-0000 (UNDIVIDED)