

UNOFFICIAL COPY



0615742028D

DEED OF CONVEYANCE

Doc#: 0615742028 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2006 08:20 AM Pg: 1 of 5

NATCHEZ-PALMER, LLC
CONDOMINIUM DEED

THIS INDENTURE, made this 5th day of April, 2006, between Natchez-Palmer LLC., an Illinois limited liability company, with a mailing address c/o Joseph DiCosola, 2625 North Ashland Avenue, Suite 4B, Chicago, Illinois 60614, 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, party of the first part, and Martha Valtierra, a single woman, of Chicago, Illinois.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3S IN 2204 NORTH NATCHEZ CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED AS FOLLOWS:

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2005 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2204 North Natchez Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or

Box 334

UNOFFICIAL COPY

STREET ADDRESS: 2204 N. NATCHEZ #3S

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 13-31-205-068-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3S IN THE 2204 N. NATCHEZ CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND PARTS OF LOTS 10 AND 11 IN THE NATCHEZ RESUBDIVISION OF PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT SUBDIVISION, IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MARCH 21, 2006, AS DOCUMENT NUMBER 0608010147, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0608010147, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER LIMITED COMMON ELEMENT P-5 , AS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	MAY 25 06	# 0000095011	00240.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808	

COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX	MAY 25 06	# 0000095239	00120.00
REAL ESTATE TRANSACTION TAX REVENUE STAMP		FF 102802	

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
CITY TAX	MAY 25 06	# 0000010081	01800.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102805	

UNOFFICIAL COPY

suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 13-31-205-068-0000

Address of real estate: 2204 North Natchez, Unit 3S, Chicago, Illinois 60707

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Developer, as aforesaid and not individually, has caused its name to be signed to these presents by its Manager this 16th day of March, 2006.

NATCHEZ-PALMER LLC,
an Illinois limited liability company

By: 

Name: _____

Title: Manager

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Joe DiCosola, personally known to me to be the Manager of Natchez-Palmer LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16th day of March, 2006.

Robert D. Lattas
 Notary Public

My Commission Expires:

10/4/08

