

UNOFFICIAL COPY



Doc#: 0615942153 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2006 11:36 AM Pg: 1 of 3

WARRANTY DEED
Statutory (Illinois)

NO ABS

1053

THE GRANTOR, 3049-53 W. Eastwood, L.L.C., an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to David R. Bailey, and Melinda Bailey, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as Tenants by the Entirety, not as Tenants in Common or as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 3049-53 W. Eastwood Avenue, Unit 1E, Chicago, IL 60625
P.I.N.: 13-13-113-002-0000

LNB

SUBJECT TO: (1) real estate taxes not yet due and payable; (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 3049-53 W. Eastwood 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 and Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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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 benefits 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.

The Tenant of the Unit waived or failed to exercise the option to purchase the Unit.

Dated: this 9th day of May, 2006

William Haidl
Managing Member
3049-53 W. Eastwood, L.L.C.

CT 1 ABarnett

BOX 334

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF DuPage

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William Haidl is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that 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 9 day of May, 2006.

Ginny L. Lacy
Notary Public



**THIS INSTRUMENT
PREPARED BY:**

David L. Rudolph
Law Offices of David L. Rudolph
111 West Washington St., Suite 823
Chicago, IL 60602

STATE OF ILLINOIS
JUN.-5.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000095205

REAL ESTATE TRANSFER TAX
0030900
FP 102808

**WHEN RECORDED
RETURN TO:**

VINCENT F. GIULIANO
7222 W. CERMONT RD / Suite 300
NORTH RIVERSIDE, IL 60546

**SEND FUTURE TAX
BILLS TO:**

David R. Bailey, . and Melinda Bailey
3049-53 W. Eastwood Avenue, Unit 1E
Chicago, IL 60625

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.-5.06
REAL ESTATE TRANSFER TAX
REVENUE STAMP

0000095435

REAL ESTATE TRANSFER TAX
0015400
FP 102802

CITY TAX
CITY OF CHICAGO
JUN.-5.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010235

REAL ESTATE TRANSFER TAX
0231750
FP 102805

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.-5.06
REAL ESTATE TRANSFER TAX
REVENUE STAMP

0000095455

REAL ESTATE TRANSFER TAX
0000050
FP 102802

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1401 008343010 F1**STREET ADDRESS:** 3049 W. EASTWOOD AVENUE

UNIT 1E

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-13-113-002-0000**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER 1E IN THE 3049 WEST EASTWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3 AND 4 IN BLOCK 46 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RIGHT OF WAY OF NORTHWESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0610745084; 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 P-7 AS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.