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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)

THE GKANTOR, 3049-53 W. Eastwood, L.L.C., an Illinois Limited Liability Company, for and in consideration of Val & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSPERS 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 Tenan's, 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 Avepúe, Unit 1E, Chicago, IL 60625

P.I.N.:

8343

13-13-113-002-0000

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.

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 sail 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

day of May, 20

William Haidl

Managing Member

3049-53 W. Eastwood, L.L.C.

BOX334

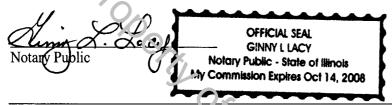
0615942153D Page: 2 of 3

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STATE OF ILLINOIS
COUNTY OF Depare

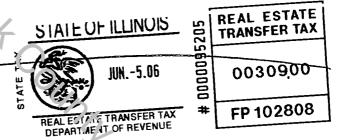
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that William Haidl is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered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



THIS INSTRUMENT PREPARED BY:

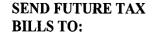
David L. Rudolph Law Offices of David L. Rudolph 111 West Washington St., Suite 823 Chicago, IL 60602



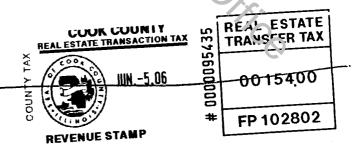
WHEN RECORDED

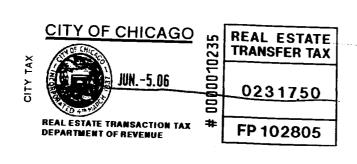
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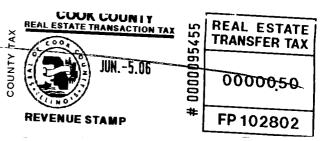
VINCENT F. GULLAND PUL SULE 300 7222 W. CERMOLI PUL / SULE 300 NORTH RIVERSIDE, 14 /60546



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







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UNIT 1E

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008343010 F1

STREET ADDRESS: 3049 W. EASTWOOD AVENUE

COUNTY: COOK /

TAX NUMBER: 13-13-113-002-0000

LEGAL DESCRIPTION:

CITY: CHCIAGO

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 MORTHWEST 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 EASEMNT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER P-7 AS CONTAINED IN THE DECLARATION OF CONDOMINIUM, AFORESAID.

LEGALD

05/18/06

MTW