



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



Doc#: 0617833143 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/27/2006 10:15 AM Pg: 1 of 3

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SA 223268
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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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THE GRANTOR, WALDEN PARTNERS, LLC., a 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEY(S) and WARRANT(S) to PAULETTE BROWN, PAULA BROWN and THOMAS HUTCHERSON, as joint tenants with right of survivorship, (GRANTEE'S ADDRESS) 317 WEST 103RD STREET, CHICAGO, ILLINOIS 60628 of the COUNTY OF COOK, the following described Real Estate situated in the COUNTY OF COOK in the STATE OF ILLINOIS, to wit:

See Exhibit 'A' attached hereto and made a part hereof

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:

Permanent Real Estate Index Number(s): 25-18-200-031-0000
Address(es) of Real Estate: 10352 SOUTH WALDEN PARKWAY, UNIT 2F, CHICAGO, ILLINOIS 60643

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its MEMBER, and attested by its MEMBER this 16th day of June, 2006.

WALDEN PARTNERS, LLC

By 
PETER LAWYER, MEMBER

Attest 
TIMOTHY SHEEHAN, MEMBER

BOX 334 CTT

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that PETER LAWYER, personally known to me to be the MEMBER of the WALDEN PARTNERS, LLC., and TIMOTHY SHEEHAN, personally known to me to be the MEMBER of said limited liability company, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such PETER LAWYER and TIMOTHY SHEEHAN signed and delivered the said instrument, pursuant to authority given by the MEMBERS of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of June, 2006.



Michael J. Goldrick (Notary Public)

Prepared By: MICHAEL J. GOLDRICK ESQUIRE
10829 SOUTH WESTERN AVENUE
CHICAGO, ILLINOIS 60643

Mail To:
DEADRA WOODS STOKES, ESQUIRE
1024 PARK DRIVE
FLOSSMOOR, ILLINOIS 60422

Name & Address of Taxpayer:
PAULETTE BROWN, PAULA BROWN and
THOMESA HUTCHERSON
10352 SOUTH WALDEN PARKWAY, UNIT 2F
CHICAGO, ILLINOIS 60643

STATE OF ILLINOIS
JUN. 21. 06



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00275.00
FP 103032
81893000000

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

COUNTY TAX
JUN. 21. 06

REAL ESTATE TRANSFER TAX
00137.50
FP 103034
0000025919

CITY OF CHICAGO
JUN. 21. 06



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

REAL ESTATE TRANSFER TAX
02062.50
FP 103033
000008970

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

UNIT NUMBER 2-FRONT IN SOUTH WALDEN PARKWAY CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 7 IN BLOCK 1 IN WASHINGTON PARK, BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD (EXCEPT THAT PART IN THE NORTHEAST CORNER) IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 13, 2006 AS DOCUMENT NUMBER 0616431025; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office