



Doc#: 0619841023 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2006 10:17 AM Pg: 1 of 4

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

MERCURY TITLE COMPANY, L.L.C.

*Sharon Griffin*  
2068699  
101-2

THE GRANTOR, **GLKW PROPERTIES, LLC**, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to Gregory Knapp and Erica Knapp, husband and wife, not as tenants in common or joint tenancy, but as tenants by the entirety of 14131 Norwich Lane #103, Orland Park, Illinois 60467, the following 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

Address of Real Estate: UNIT(S) 314 + 1-21  
6436 ROOSEVELT ROAD  
OAK PARK, ILLINOIS 60304

P. I. N.: 16-18-428-029-0000, 16-18-428-030-0000, 16-18-428-031-0000,  
16-18-428-032-0000, 16-18-428-033-0000, 16-18-428-034-0000,  
16-18-428-035-0000, 16-18-428-036-0000, 16-18-428-037-0000,  
16-18-428-038-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereon affixed, and has caused its name to be signed to these presents by its Manager this 6<sup>th</sup> day of July, 2006.

**GLKW PROPERTIES, LLC,**  
an Illinois Limited Liability Company

BY: *Brad*  
Its Manager

BY: *Kimberly W*  
Its Manager

M.G.R. TITLE

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jack Lucania and Kimberly Weiner, personally known to me to be the Managers of GLKW PROPERTIES, LLC, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 6<sup>th</sup> day of July, 2006.



*[Signature]*  
NOTARY PUBLIC

**Mail To:**

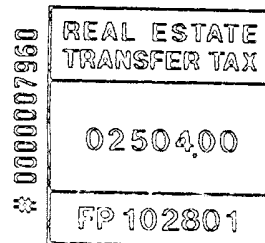
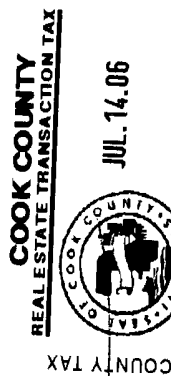
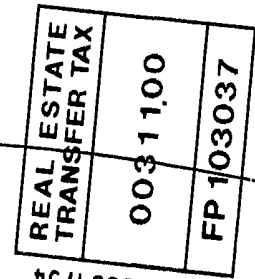
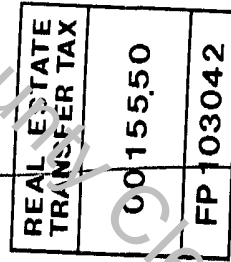
~~Delanie Frangos  
Mozal & Frangos  
617 Madison Street  
Oak Park, Illinois 60302~~

**Name and Address of Taxpayer:**

Gregory Knapp  
Erica Knapp  
6436 ROOSEVELT ROAD  
UNIT 314  
OAK PARK, ILLINOIS 60304

**Prepared By:**

Steven E. Moltz  
LAW OFFICES OF STEVEN E. MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603



# UNOFFICIAL COPY

UNITS 314 AND P-21, IN PRAIRIE PLACE AT 6436 ROOSEVELT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19 TO 28 BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS

THE WEST 1/2 OF VACATED ELMWOOD AVENUE LYING EAST OF AND ADJOINING LOT 19 IN SUBDIVISION OF BLOCK 3 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B. F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

THE EAST 1/2 OF VACATED GUNDERSON AVENUE LYING WEST OF AND ADJOINING LOT 28 IN SUBDIVISION OF BLOCK 3 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617416044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT(S) 314 and P-21, 6436 ROOSEVELT ROAD, OAK PARK, IL 60304

P. I. N. 16-18-428-029-0000, 16-18-428-030-0000, 16-18-428-031-0000,  
16-18-428-032-0000, 16-18-428-033-0000, 16-18-428-034-0000,  
16-18-428-035-0000, 16-18-428-036-0000, 16-18-428-037-0000,  
16-18-428-038-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded June 23, 2006, as Document number 0617416044 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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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 BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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