

1 of 3 UNOFFICIAL COPY

ST5088659 / 26065360



Doc#: 0621543260 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/03/2006 01:43 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE
WITNESSETH,

That the Grantor, 1021 THC, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to MATTHEW PIMLOTT AND JENNIFER SCHAEFER-PIMLOTT, whose address is 322 Main, Unit 1, Evanston, Illinois, NOT AS TENANTS IN COMMON, NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY, the following described real estate, to-wit:

113-333-CT1

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE
COMMONLY KNOWN AS: 1021-D Dodge, Evanston, IL 60202

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land 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 either waived or failed to exercise the option to purchase the subject unit.


SUBJECT TO: (a) general real estate taxes not yet due and payable at the time of closing; (b) the Act and the Code including all amendments thereto; (c) the Declaration and the Condominium Documents as defined in Paragraph 14 hereof including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) public, private and utility easements recorded at any time prior to Closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Purchaser or anyone claiming through Purchaser ; (i) utility easements, whether recorded or unrecorded; (j) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.


Permanent Real Estate Index Number: 10-24-214-005; 10-24-214-006

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	FP 103032	# 0000027951	AUG -1.06	 COOK COUNTY REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX	0032900			

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 27th day of July, 2006.

1021 THC, LLC,
an Illinois limited liability company

By: [Signature]
Uri Raanan, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Uri Raanan, as Manager of 1021 THC, LLC, an Illinois limited liability company, Declarant herein, personally known to me to be 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, and as the free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal this 27th day of July, 2006.



[Signature: Karen A. Grad]
Notary Public
My commission expires: 2/4/08

After Recording Mail to:

Send Subsequent Tax Bills to:

Matthew Pimlott
Jennifer Schaefer-Pimlott
1021-D Dodge
Evanston, IL 60202

This Instrument was Prepared by: Karen A. Grad, P.C.
Whose Address is: 1946 Lehigh Avenue, Unit E, Glenview, Illinois 60026

CITY OF EVANSTON 019654
Real Estate Transfer Tax
City Clerk's Office

PAID JUL 25 2006 MOUNT \$ 1,645. -
Agent [Signature]

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STREET ADDRESS: 1021 DODGE AVE UNIT #D
CITY: EVANSTON **COUNTY:** COOK
TAX NUMBER: 10-24-214-005-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 1021-D IN DODGE TERRACE PLACE TOWNHOME CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 18 AND 19 IN BLOCK 3 IN PITNER'S 2ND ADDITION TO EVANSTON, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 1, 2006 AS DOCUMENT 0606027125; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACES P-3 AND P-12 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORSAID RECORDED MARCH 1, 2006 AS DOCUMENT 0606027125, IN COOK COUNTY, ILLINOIS.