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Doc#: 0622041087 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2006 11:46 AM Pg: 1 of 3

**WARRANTY DEED**

**ILLINOIS STATUTORY**

Limited liability company to Individual(s)

2069342 Faced (1)  
MAIL TO:

Barbara M. Demos  
4746 N. Milwaukee Avenue  
Chicago, Illinois 60630

NAME/ADDRESS OF TAXPAYER:

Thomas J. Augspurger  
Condominium Unit 4N  
3010 N. Sheffield  
Chicago, Illinois 60657

RECORDER'S STAMP

The Grantor, **3000 NORTH, LLC**, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

**THOMAS J. AUGSPURGER,**\_\_\_\_\_

of 626 W. Roscoe, Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit:

*See Legal Description Attached*

~~Lots 20 and 21 in the Subdivision of Block 8 in the Subdivision of Lots 2 and 3 in Canal Trustee's Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.~~

Permanent Index Number: **14-29-210-040-0000** (affects both Lots 20 and 21, as well as other underlying land)

Commonly Known As: **Unit 4N, 3010 N. Sheffield, Chicago, IL 60657**

Subject to: **See Legal Description attached hereto and made a part hereof.**

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 31<sup>st</sup> day of July, 2006.

**3000 NORTH, LLC,**  
an Illinois limited liability company

By: x \_\_\_\_\_  
Krzysztof Karbowski, Its Manager

M.G.R. TITLE

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State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Krzysztof Karbowski, personally known to me to be the Manager of **3000 NORTH, LLC**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority, given by the Board of Managers of said company, as his 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 31<sup>st</sup> day of July, 2006.



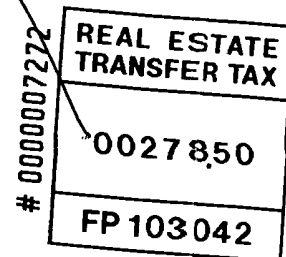
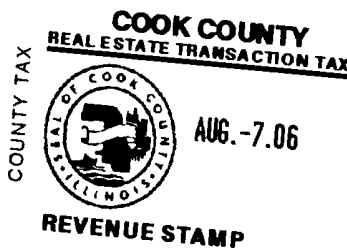
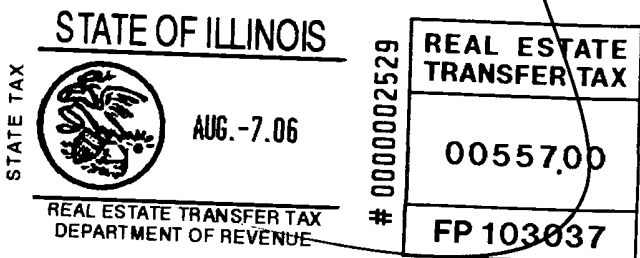
*John E. Lovstrand*  
 Notary Public

My commission expires: 9-4-2006

This instrument prepared by

John E. Lovstrand  
 PALMISANO & LOVSTRAND  
 19 South LaSalle Street, Suite 900  
 Chicago, Illinois 60603

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 458876 \$4,177.50  
 08/07/2006 13:42 Batch 11899 85



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## Legal Description

### Parcel 1:

**Unit 4N** in the **3010 N. SHEFFIELD CONDOMINIUMS** as delineated on a Survey of the following described property :

**Lots 20 and 21** in the Subdivision of Block 8 in the Subdivision of Lots 2 and 3 in Canal Trustee's Subdivision of the East ½ of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

### Parcel 2:

The exclusive right to use **Parking Space G-4**, and the exclusive right to use the **Roof Deck** for **Unit 4N**, both Limited Common Elements, as delineated on the Survey attached to the Declaration aforesaid recorded as Document **0620844092**.

Permanent Real Estate Index Number: **14-29-210-040-0000** (undivided; affects other land)

Address: **Unit 4N, 3010 North Sheffield Avenue, Chicago, Illinois 60657**

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.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND THERE WAS NO TENANT.

### SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants recorded in the Office of the Cook County Recorder of Deeds.