

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



06223042650

Doc#: 0622304265 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/11/2006 02:26 PM Pg: 1 of 3

10f3
481208

Property of Cook County Clerk's Office

THE GRANTOR, Elmdale Crossing, L.L.C., an Illinois 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 Board of Managers of said company, **CONVEY(S)** and **WARRANT(S)** to Brad Salmon and Emily Salmon, husband and wife as tenants by the entirety,

(GRANTEE'S ADDRESS) 3151 N. Lincoln Ave., Unit 307, Chicago, Illinois 60657

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

SUBJECT TO: General real estate taxes; special taxes or assessments not then due and payable; the Act; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases and licenses affecting the Common Elements; easements, covenants, conditions, agreements, building lines and restrictions of record; and liens, encroachments and other matters over which Stewart Title Guaranty Company is willing to insure at Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect the Purchaser's use and enjoyment of the Purchased unit.

Permanent Real Estate Index Number(s): 14-05-128-063-0000
Address(es) of Real Estate: 1222 W. Elmdale, #1E, Chicago, Illinois 60660

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 Manager, and attested by its _____ this 27th day of June, 2006.

Elmdale Crossing, L.L.C.

By Linda J. Sikora
Linda J. Sikora
Manager

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 826
Chicago, IL 60602
312-849-4243

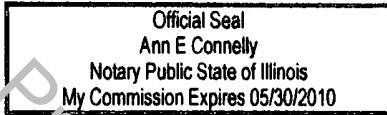
Attest _____

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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 Linda J. Sikora, personally known to me to be the Manager of the Elmdale Crossing, L.L.C., and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Linda J. Sikora and Manager signed and delivered the said instrument pursuant to authority given by the Board of Managers 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 29 day of June 2006



Ann E. Connelly (Notary Public)

Prepared By: Frank Jaffe
111 W. Washington, Suite 1401
Chicago, Illinois 60602

Mail To:
Paul Garver
Hawbcker & Garver
35 S. Garfield
Hinsdale, IL 60521

Name & Address of Taxpayer:
Brad Salmon and Emily Salmon
1222 W. Elmdale, #1E
Chicago, Illinois 60660

CITY OF CHICAGO
CITY TAX
AUG. -6.06
0000019262
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0350250
FP 102807

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
AUG. -6.06
0000034914
REAL ESTATE TRANSFER TAX
FP 102810

STATE OF ILLINOIS
STATE TAX
AUG. -5.06
0000000000
REAL ESTATE TRANSFER TAX
FP 102804
0046700
REAL ESTATE TRANSFER TAX

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EXHIBIT 'A'

Legal Description

UNIT 1222-1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ELMDALE CROSSING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0617434051, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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