OFFICIAL COP'

ILLINOIS STATUTORY

Limited liability company to Individual(s)

MAIL TO:

Deanna Deming 566 W. Lake Street Suite 410 Chicago, Illinois 60661

0622326045 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 08/11/2006 10:22 AM Pg: 1 of 3

NAME/ADDRESS OF TAXPAYER:

Jamie Berlov, tz and Alison Anzalone

2144 West Schiher

Unit B

Chicago, Illinois 6564

RECORDER'S STAMP

The Grantor, LEAVITT SCHILLER 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 pyrsuant to authority given by the Board of Managers of said company, CONVEYS and WARRANTS unto

> JAMIE BERLOWITZ AND ALISON ANZALONE, NOT AS TOINT TENANTS, BUT AS TENANTS IN COMMON.

of 421 w. Huron, #908, Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit: See Legal Description and subject to provisions attached hereto and made a part hereof.

Permanent Index Numbers: 17-06-112-009-0000 (undivided)

> 17-06-112-010-0000 (undivided) 17-06-112-011-0000 (undivided) 17-06-112-012-0000 (undivided) 17-06-112-013-0000 (undivided) 17-06-112-014-0000 (undivided)

Commonly Known As:

Copy Office Unit B, 2144 West Schiller, Chicago, IL 60647

Subject to:

City of Chicago

08/Ø9/2006 10:5Ø

459262

Dept. of Revenue

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 day of July, 2006.

By:

Its:

LEAVITT SCHILLER LLC,

an Illinois limited liability company

Picket Fence Development, Ltd.,

Peter M. Roulogeorge, Its President

Real Estate ransfer Stamp

By: 🛪

an Illinois corporation

Manager

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UNOFFICIAL COPY

State of Illinois)
SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter M. Koulogeorge, personally known to me to be the President of Picket Fence Development, Ltd., the Manager of LEAVITT SCHILLER 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 President he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation and the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said corporation and said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 3 day of July, 2006.

OFFICIAL SEAL
JOHN E LOVESTRAND
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09-04-06

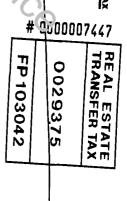
Notary Public

My commission expires: 9-4-2006

This instrument prepared by

John E. Lovestrand
PALMISANO & LOVESTRAND
19 South LaSalle Street, Suit 2 900
Chicago, Illinois 60603





COUNTY TAX

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PARCEL 1:

UNIT B, IN THE LEAVITT SCHILLER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25, 26, 27, 28, 29 AND 30 (EXCEPT THE EAST 69.00 FEET THEREOF) IN BLOCK 9 IN D. S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0611412056, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT 1C USE PARKING SPACE G-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0611412056.

Permanent Index Numbers: 1/06-112-009-0000 (undivided)

17-06-112-010-0000 (undivided) 17-06-112-011-0000 (undivided) 17-06-112-012-0000 (undivided) 17-06-112-013-0000 (undivided) 17-06-112-014-0000 (undivided)

Commonly Known as:

Unit B

2144 West Schiller, Chicago, Trinois 60647

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

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 Leavitt Schiller Driveway Easement & Maintenance Agreement and the Leavitt Schiller Townhomes Declaration.