

UNOFFICIAL COPY

Andrea Griffin
2068184 201-3 (20)



Doc#: 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

MERCURY TITLE COMPANY, L.L.C.

WARRANTY DEED
ILLINOIS STATUTORY
Limited liability company to Individual(s)

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

NAME/ADDRESS OF TAXPAYER:
Jamie Berlowitz and Alison Anzalone
2144 West Schiller
Unit B
Chicago, Illinois 60647

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 pursuant to authority given by the Board of Managers of said company, CONVEYS and WARRANTS unto

JAMIE BERLOWITZ AND ALISON ANZALONE, NOT AS JOINT 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: Unit B, 2144 West Schiller, Chicago, IL 60647

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 31st day of July, 2006.

LEAVITT SCHILLER LLC,
an Illinois limited liability company

By: Picket Fence Development, Ltd.,
an Illinois corporation
Its: Manager

By: *[Signature]*
Peter M. Koulogeorge, Its President

City of Chicago
Dept. of Revenue
459262
08/09/2006 10:50



Real Estate
Transfer Stamp
\$4,406.25
Batch 11802 47

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, 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 31st 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

COUNTY TAX
 REVENUE STAMP

 AUG. - 9.06
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 # 0000007447
 REAL ESTATE TRANSFER TAX
 0029375
 FP 103042

STATE OF ILLINOIS
 STATE TAX

 AUG. - 9.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000002703
 REAL ESTATE TRANSFER TAX
 00587.50
 FP 103037

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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 TO 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: 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: **Unit B**
2144 West Schiller, Chicago, Illinois 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.