

UNOFFICIAL COPY



Chicago Title Insurance Company

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



Doc#: 0624302055 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2006 08:14 AM Pg: 1 of 3

0624302055

Property of Cook County Clerk's Office

THE GRANTOR, Monroe Partners 4, LLC, 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 LLC, **CONVEY(S)** and **WARRANT(S)** to Shannin Leach, An Individual,

(GRANTEE'S ADDRESS) 520 North Halsted St., Unit 616, Chicago, Illinois 60622

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

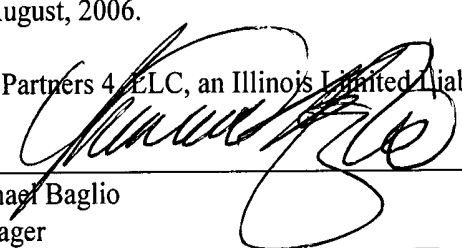
See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 17-17-211-005-0000, 17-17-211-006-0000
Address(es) of Real Estate: 1037 West Monroe Ave., Unit 1, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 7th day of August, 2006.

Monroe Partners 4, LLC, an Illinois Limited Liability Company

By 
Michael Baglio
Manager

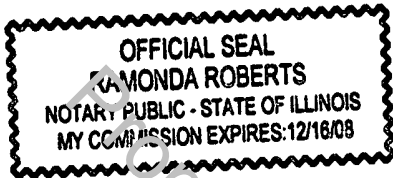
Box 334

UNOFFICIAL COPY

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 Michael Baglio, personally known to me to be the Manager of the Monroe Partners 4, LLC, an Illinois Limited Liability Company, 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 acknowledged that as such Michael Baglio, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of August, 2006



Ramonda Roberts (Notary Public)

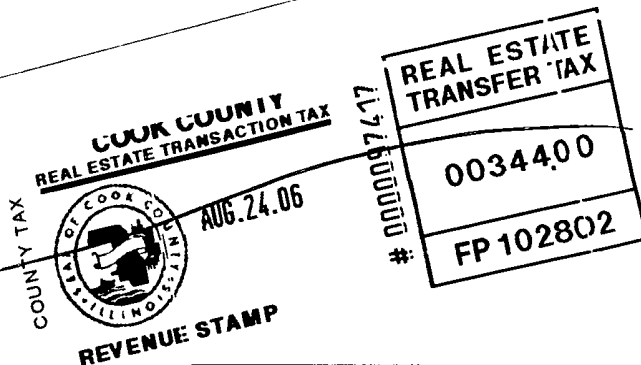
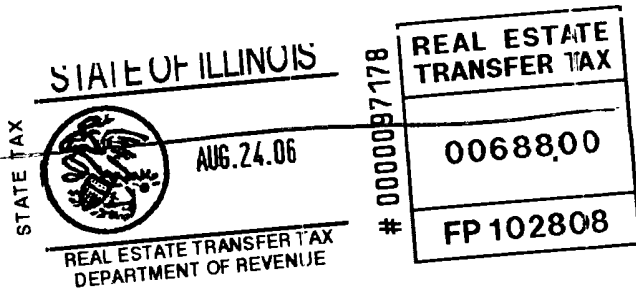
Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Anthony J. Zac, ESQ
75 East Wacker Drive, 4th Floor
Chicago, Illinois 60601

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
459192 \$5,160.00
08/08/2006 15:57 Batch 00747 79



Name & Address of Taxpayer:
Shannin Leach
1037 West Monroe Ave., Unit 1
Chicago, Illinois 60607



UNOFFICIAL COPY**EXHIBIT 'A'
Legal Description****PARCEL 1:**

UNIT NO 1 IN THE 1037 WEST MONROE CONDOMINIUMS AD DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 31.02 FEET OF THE EAST 106.60 FEET OF THE NORTH 116.67 FEET OF THAT PART OF LOTS 6 AND 7 (EXCEPT THE SOUTH 12.00 FEET OF SAID LOTS) TAKEN AS A SINGLE TRACT IN ASSESSOR'S DIVISION OF SUB-LOT 1 OF LOT 1 IN BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

THE WEST 26.64 FEET OF THE EAST 106.56 FEET OF AFORESAID TRACT, EXCEPTING THEREFROM THE NORTH 116.67 FEET THEREOF, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO 0621918064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-4, P-5), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0621918064 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENT RECORDED FEBRUARY 23, 2005 AS DOCUMENT NO. 0505439109.

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, AFORESAID, 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.