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Doc#: 0624315042 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2006 01:47 PM Pg: 1 of 5

Prepared By, and after
Recording Return To:

Joseph S. Farrell, Esq.
3728 North Southport
Chicago, Illinois 60613

Property Common Address:

6341-6343 N. Lakewood Avenue
Units 2N; 2S, 3N and 3S
Chicago, Illinois 60660

P.I.N. (undivided): 14-05-106-003-0000


WARRANTY DEED

The Grantor, 6341-43 N. Lakewood, LLC, an Illinois limited liability company, whose address is 3416 N. Ashland, Chicago, Illinois 60657, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, Brant Booker, whose address is 1940 N. Clark, Chicago, Illinois 60614, any and all of its right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

See Exhibit A attached hereto

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on *Exhibit A*.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45(e).



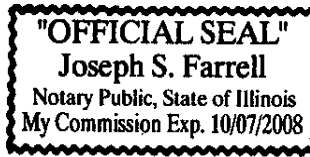
Dated: August 31, 2006

6341-43 N. Lakewood, LLC

By: 
Its: Manager

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



The undersigned, a Notary Public, for said County and State, hereby certifies that Brant Booker, personally known to me to be the Manager of Grantor and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act on behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

Given under my hand and seal on Aug 31, 2006.



Notary Public

Send Future Tax Bills To:

Brant Booker
1940 N. Clark
Chicago, Illinois 60614

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1: UNIT NUMBER 2N IN THE 6341-6343 NORTH LAKEWOOD AVENUE CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOT 33 IN BLOCK 2 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST ½ OF THE NORTH WEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2N, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081.

PARCEL 3: UNIT NUMBER 2S IN THE 6341-6343 NORTH LAKEWOOD AVENUE CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOT 33 IN BLOCK 2 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST ½ OF THE NORTH WEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2S, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081.

PARCEL 5: UNIT NUMBER 3N IN THE 6341-6343 NORTH LAKEWOOD AVENUE CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOT 33 IN BLOCK 2 IN BROCKHAUSEN AND FISCHER'S FIRST ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST ½ OF THE NORTH WEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 6: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3N, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081.

PARCEL 7: UNIT NUMBER 3S IN THE 6341-6343 NORTH LAKEWOOD AVENUE CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOT 33 IN BLOCK 2 IN BROCKHAUSEN AND FISCHER'S FIRST

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ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE NORTH 60 RODS OF THE EAST ½ OF THE NORTH WEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3S, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0614234081.

SUBJECT TO: (i) current, nondelinquent real estate taxes and real estate taxes for subsequent years; (ii) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (iii) the terms and provisions of the Declaration and any amendments thereto; (iv) public, private and utility easements, including any easements established by, or implied from the Declaration and any amendments thereto and/or the easement agreements (as defined and described in the Property Report) and any amendments thereto; (v) covenants, conditions and restrictions of record; (vi) applicable zoning and building laws, ordinances and restrictions; (vii) roads and highways, if any; (viii) limitations and conditions imposed by the Act; (ix) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle; (x) installments due after the date of the Closing for assessments established pursuant to the Declaration; (xi) title exceptions pertaining to the liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (xii) matters over which the Title Company (as defined below) is willing to insure; (xiii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (xiv) Purchaser's mortgage, if any; and (xv) leases, licenses and management agreements affecting the Parking Space(s), if any, and/or the Common Elements.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns Rights and Easements Appurtenant to the Subject Unit Described Herein, 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 as 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 Were No Tenants as This Is New Construction of The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the Tenant is the Purchaser.

The Grantors Warrant to the Grantee and His Successors in Title That They Have Not Created or Permitted to BE Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That They Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

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STATEMENT BY GRANTOR AND GRANTEE

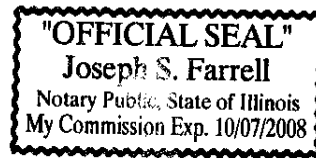
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Aug 31, 2006

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 31 day of AUG, 2006.

Notary Public [Signature]



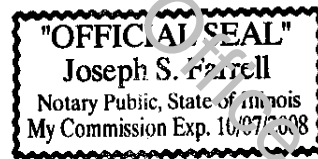
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated AUG 31, 2006

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 31 day of AUG, 2006.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)