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DEED OF CONVEYANCE



06250421150

Doc#: 0625042115 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2006 11:18 AM Pg: 1 of 5

NATCHEZ-PALMER, LLC CONDOMINIUM DEED

THIS INDENTURE, made this ¹⁵ day of August, 2006, between Natchez-Palmer LLC., an Illinois limited liability company, with a mailing address c/o Joseph DiCosola, 2625 North Ashland Avenue, Suite 4B, Chicago, Illinois 60614, 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, party of the first part, and Michelle Delguidice, of Chicago, Illinois, a single woman.

M. Guidice

1 of 3

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3S IN 2154 NORTH NATCHEZ CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED AS FOLLOWS:

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2006 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2154 North Natchez Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or

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Box 334

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suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 13-31-205-068-0000 ✓

Address of real estate: 2154 North Natchez, Unit 3S, Chicago, Illinois 60707 ✓

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

AUG. 28. 06

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000097218

~~0025800~~

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 28. 06

REAL ESTATE TRANSFER TAX

REVENUE STAMP

0000097457

0012900

FP 102802

CITY TAX

CITY OF CHICAGO

AUG. 28. 06

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

0000071838

0193500

FP 102805

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IN WITNESS WHEREOF, Anthony Abri has executed this instrument as of the day and year first above written.

NATCHEZ-PALMER, LLC
an Illinois limited liability company

By: _____

Joseph DiCosola, Member

This instrument was prepared by:		
Robert D. Lattas, Esq. 1905 West Chicago Avenue Chicago, Illinois 60622		
After Recording Mail to:		Send Subsequent Tax Bills To:
Robert Guzalda + Assoc 6650 N. Northwest Hwy CHICAGO ILL 60631		- MICHELLE DELBUISSIE - 2154 N. NATCHEZ 35 - CHICAGO IL 60707

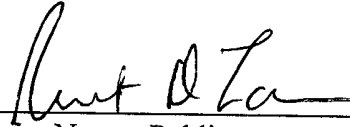
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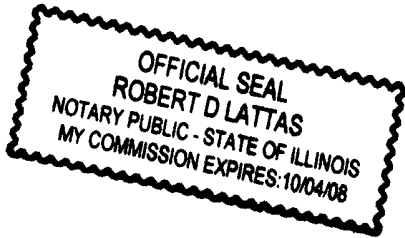
STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph DiCosola, as Member of Natchez-Palmer LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of August, 2006.



Notary Public



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STREET ADDRESS: 2154 N NATCHEZ, BLDG 4 #3S
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 13-31-205-068-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT 3S IN THE 2154 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE, ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 560.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621344037 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-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0621344037.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE NATCHEZ PALMER LLC RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 1, 2006 AS DOCUMENT NUMBER 0621344036.