

1043
UNOFFICIAL COPY

(WARRANTY DEED

(Entity to Individual)

Mail to:

Holicky C. Tarr
203 N. LaSalle, Suite 2100
Chicago, IL 60601

Name and Address of Taxpayer:

Ms. Julie Folliard
917 W. Agatite, Unit #3R
Chicago, Illinois 60640



Doc#: 0625440170 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/11/2006 01:34 PM Pg: 1 of 3

Re

THE GRANTOR(S), **AGATITE UPTOWN, LLC**, an Illinois limited liability company, whose address is 2000 N. Racine, #2160, Chicago, Illinois 60614, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

an unmarried woman
CONVEY(S) and WARRANT(S) to **JULIE FOLLIARD**, whose address is 893 W. Belle Plaine, Unit #3S, Chicago, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

"SEE ATTACHED LEGAL DESCRIPTION" *3*

SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

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 land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit or did not have the right to purchase the unit.

Address of Property: 917 W. Agatite, Unit #3R
Chicago, Illinois 60640

Permanent Index Number: 14-17-228-008-0000 (affects the underlying land)

DATED this *18th* day of August, 2006.

ATG Search
33 N. Dearborn
#650
Chicago, Illinois 60602

Agatite Uptown, LLC

By: *[Signature]*
Jeffrey S. Parkhill, Manager

61700580900119

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State of Illinois)
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jeffrey S. Parkhill**, Manager of **Agatite Uptown, LLC**, an Illinois limited liability company, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Agatite Uptown, LLC, as the free and voluntary act and deed of Agatite Uptown, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of August, 2006



Steven K. Norgaard
Notary Public

IMPRESS SEAL HERE

_____ COUNTY - ILLINOIS TRANSFER STAM

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137
SACL03\03-13873R\DEED.wpd

STATE OF ILLINOIS
STATE TAX
SEP.-5.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0034800
FP326652

0000013513

CITY TAX
CITY OF CHICAGO
SEP.-5.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00900.00
FP326650

0000022896

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
SEP.-5.06

REAL ESTATE TRANSFER TAX
0017400
FP326665

00000228589

CITY TAX
CITY OF CHICAGO
SEP.-5.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00900.00
FP326650

0000022895

CITY TAX
CITY OF CHICAGO
SEP.-5.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00810.00
FP326650

0000022897

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ATTORNEYS' TITLE GUARANTY FUND, INC.**LEGAL DESCRIPTION****Legal Description:**

PARCEL 1: UNITS 3R AND P-3 IN THE AGATITE UPTOWN CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN BLOCK 2 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED 08/22/2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0623432072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE STORAGE SPACE NUMBER S-1, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 3R, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number:

Property ID: 14-17-228-008-0000

Property Address:

917 W. Agatite Ave., Apt 3R
Chicago, IL 60640