

UNOFFICIAL COPY

20098201MTC/NUM/083
WARRANTY DEED

ILLINOIS STATUTORY
COMPANY to INDIVIDUAL



Doc#: 0625826175 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/15/2006 02:50 PM Pg: 1 of 3

MAIL TO:
Frank J. Ponticelli
1480 Renaissance Drive, Suite 209
Park Ridge, Illinois 60068

NAME/ADDRESS OF TAXPAYER:
Mike Becker & Nicole Buckley
Unit J-2
3300 W. Irving Park Road
Chicago, Illinois 60618

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, DIVERSEY, L.L.C., an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee:

MIKE BECKER & NICOLE BUCKLEY*

* AS JOINT TENANTS, NOT AS TENANTS IN COMMON

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See legal description and subject to provisions attached hereto as EXHIBIT "A" and made a part hereof

Commonly Known as: Unit J-2
3300 W. Irving Park Road, Chicago, Illinois 60618

P.I.N. (undivided) 13-14-429-043-0000 (undivided)

Dated this 1st day of September, 2006.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
466020 \$2,137.50
09/14/2006 10:16 Batch 11828 38



DIVERSEY, L.L.C.,
an Illinois Limited Liability Company

By: X *Seamus Murnin*
Seamus Murnin, Manager

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
SEP 14 06

# 0000010019	REAL ESTATE TRANSFER TAX
	00142.50
	FP 103042

UNOFFICIAL COPY

State of Illinois)
) SS.
 County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Seamus Murnin, Manager, of DIVERSEY, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of September, 2006.



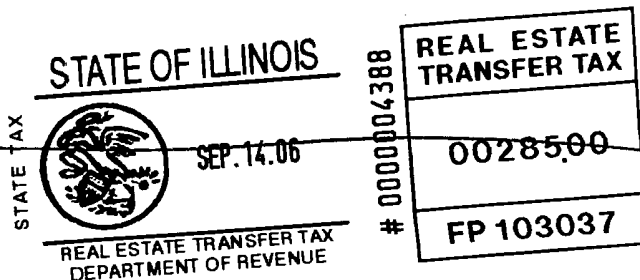
John E. Lovestrand

 Notary Public

My commission expires: 9-4-06

This instrument prepared by

John E. Lovestrand
 PALMISANO & LOVESTRAND
 19 South LaSalle Street
 Suite 900
 Chicago, Illinois 60603



UNOFFICIAL COPY

EXHIBIT "A"

Units J-2 and G-47 in the IRVING PLACE CONDOMINIUMS as delineated on a survey of the following described property:

LOTS 25, 26, 27, 28, 29, 30, 31, AND 32 IN BLOCK 8 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

which survey is attached to the Declaration of Condominium recorded as Document No. 0624031011, together with an undivided percentage interest in the Common Elements.

Permanent Index Number (affecting underlying land): **13-14-429-043-0000**

Commonly Known as: **Unit J-2, 3300 West Irving Park Road, Chicago, Illinois 60618**

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.