

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 626
Chicago, IL 60602
312-849-4243



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



0627001079

Doc#: 0627001079 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/27/2008 09:02 AM Pg: 1 of 3

#488011
10/3

THE GRANTOR, 4854 N. PELL 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, CONVEY(S) and WARRANT(S) to ANDREW HOFFMAN, 1763 N. Wells, Chicago, Illinois, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached as Exhibit "A"

2006
SUBJECT TO: (a) General real estate taxes not due and payable; (b) The Condominium Property Act of the State of Illinois; (c) The Declaration and the Condominium Documents; (d) applicable zoning and building laws and ordinances; (e) covenants conditions, restrictions, encroachments and easements of record; (f) acts done or suffered by Grantor or anyone claiming through Grantee; (g) utility easements, whether recorded or unrecorded; and (h) Grantee's mortgage

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the 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, 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.

THE TENANT OF 2243 W. Ainslie, Unit 3 FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Permanent Real Estate Index Number(s): 14-07-320-017-0000
Address(es) of Real Estate: 2243 W. Ainslie, Unit 3, and S6 Chicago, Illinois 60625

In Witness Whereof, Grantor has caused its name to be signed to these presents by its Manager.

4854 N. BELL LLC

By

Michael J. Sato
Manager

3K9

File Number: TM223341

UNOFFICIAL COPY**LEGAL DESCRIPTION**

PARCEL 1: UNIT 2243-3 IN THE 4854 NORTH BELL CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 27 AND 28 IN JOHN R. WILLIAMS' SUBDIVISION OF LOT 2 (EXCEPT THE SOUTH 132 FEET THEREOF) AND PART OF LOT 1 IN SUBDIVISION OF THE SOUTHEAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0614544003 , AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S6, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION AFORESAID.

Commonly known as: 2243 West Ainslie
Condo 3
Chicago IL 60625

Property of Cook County Clerk's Office

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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 J. Sato, personally known to me to be the Manager of the 4854 N. BELL, LLC, an Illinois limited liability company,, and, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Manager he signed and delivered the said instrument and as his 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 28 day of August 2006



Robert Ward Munds (Notary Public)

Prepared By: Angela Koconis-Gibson
Attorney At Law
4854 N. Kedvale
Chicago, Illinois 60630



CITY OF CHICAGO

CITY TAX



SEP. 20.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000020163

REAL ESTATE
TRANSFER TAX

0190125

FP 102807

Mail To:

KEVIN DILLON
6730 W. HIGGINS
CHICAGO, IL 60656

Name & Address of Taxpayer

ANDREW HOFFMAN
2243 W. AINSLIE
CHICAGO IL
60625

3

STATE OF ILLINOIS

STATE TAX



SEP. 19.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036415

REAL ESTATE
TRANSFER TAX

0025350

FP 102804

COUNTY TAX



SEP. 20.06

REVENUE STAMP

COOK COUNTY

REAL ESTATE TRANSACTION TAX

0000036401

REAL ESTATE
TRANSFER TAX

0012675

FP 102810