

UNOFFICIAL COPY

*Sited*

494227



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY**



0627140031D

Doc#: 0627140031 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2006 09:59 AM Pg: 1 of 3

**THE GRANTOR, 1463 W WINNEMAC 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 TANIA C. WASNIEWSKI, 1321 W. Birchwood, 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"

**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 Grantee 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 1463 W. Winnemac, Unit 3E FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

Permanent Real Estate Index Number(s): 14-08-310-004-0000  
Address(es) of Real Estate: 1463 W. Winnemac, Unit 3E, Chicago, Illinois 60640

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

1463 W. WINNEMAC  
~~ADDRESS~~ LLC

By *[Signature]*  
Michael J. Sato  
Manager

ILLINOIS  
Cook County Recorder of Deeds  
311 LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-559-4243

396  
C.A.

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

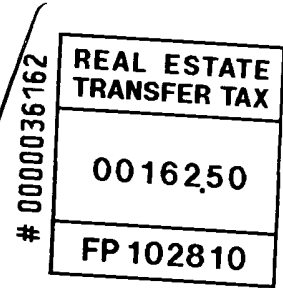
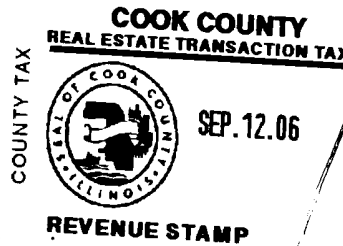
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Michael J. Sato, personally known to me to be the Manager of the 1465 W. Winnemac, LLC, an Illinois limited liability company,, and, personally known to me to be the same person whose name is subscribed 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)

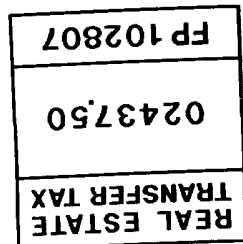
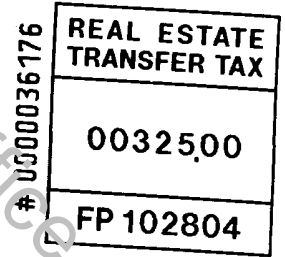
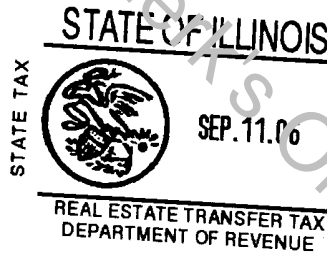
Prepared By: Angela Koconis-Gibson  
Attorney At Law  
4854 N. Kedvale  
Chicago, Illinois 60630



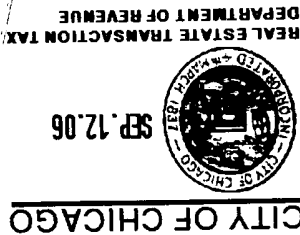
Mail To:  
Roger Zamparo, JR.  
25 TRI STATE INTL #150  
CINCINNATI, OH 45202

Name & Address of Taxpayer

TANIA C. WASNIEWSKI  
1463 W WINNEMAC, UNIT 3E  
CHICAGO, IL 60640



# 0000020017



CITY TAX

File Number: TM220160

**UNOFFICIAL COPY**  
**LEGAL DESCRIPTION**

UNIT 3E IN THE 1463 W. WINNEMAC CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 3 IN R.W. MATTESON'S RESUBDIVISION OF THE NORTH 1/2 OF LOT 21 IN A.J. BROWNE'S SUBDIVISION OF THE 23.94 ACRES OF THE SOUTH SIDE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "\_\_\_" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 28, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0624016061, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Commonly known as:** 1463 West Winnemac  
Condo 3E  
Chicago IL 60640

Property of Cook County Clerk's Office