

UNOFFICIAL COPY

H63723

WARRANTY DEED
Statutory (ILLINOIS)
Corporation to Individual

PROCESSED BY THE CLERK



Doc#: 0627240142 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/29/2006 12:55 PM Pg: 1 of 3

THE GRANTOR, G & S Properties,

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 the sum of **TEN (\$10.00) DOLLARS**, in hand paid, the receipt and sufficiency of which is hereby acknowledged, and

pursuant to authority given by the Managing Member of said limited liability company, **CONVEYS and WARRANTS to Margaret Guzek of 1749 North Wells, Chicago**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number: **13-25-218-045-1002**

Address of Real Estate: **2911 North Talman, Unit 2, Chicago, Illinois**

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 land described herein.

SUBJECT TO: (1) General real estate taxes not due and payable; (2) Private, public, and utility easements; (3) Applicable zoning and building laws or ordinances; (4) All rights, easements restrictions, conditions and reservations contained in the Declaration as amended from time to time the same as though the provisions of said Declaration were recited and stipulated at length herein; (5) Provisions of the Illinois Condominium Property Act; (6) Such other matters as to which the Title Insurer (as hereinafter defined) commits to insure Purchaser against loss or damage; (7) Leases and licenses affecting the Common Elements; (8) Acts of purchaser; (9) Encroachments, if any and; (10) Covenants, conditions, restrictions, permits, easements and agreements of record for the **2911 North Talman Condominium Corporation**.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate forever.

(A) No Tenant had a right of first refusal to purchase the Property on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (B) At the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the Tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act, or (C) the Grantee was a Tenant of the Unit prior to the conversion of the Property to Condominium.

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Exhibit A

H-63823

UNIT 2 IN THE 2911 NORTH TALMAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 AND THE NORTH 6 FEET OF LOT 17 IN BLOCK 4 IN MICHAEL BAUERLE'S ADDITION TO MAPLEWOOD, BEING A SUBDIVISION OF PARTS OF LOTS 4 AND 6 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0419132044, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-25-218-045-1002


C/K/A 2911 N. TALMAN AVENUE, UNIT 2, CHICAGO, ILLINOIS 60618

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 LAND DESCRIBED HEREIN.

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.

COUNTY TAX

REVENUE STAMP




COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP. 28. 06

0000011029

REAL ESTATE TRANSFER TAX	00144.50
FP 103042	

City of Chicago
Dept. of Revenue




Real Estate Transfer Stamp
468948 \$2,167.50
09/28/2006 15:03 Batch 07286 28

STATE TAX

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

SEP. 28. 06



STATE OF ILLINOIS

FP 103041

0028900

REAL ESTATE TRANSFER TAX

0000001121