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Doc#: 0627520192 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/02/2006 01:09 PM Pg: 1 of 4

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

WARRANTY DEED

This indenture, made this 25th day of September, 2006, between Wydoe Development, L.L.C., an Illinois limited liability company, Grantor, and James M. Zorbo, Jr., 40 E. 9th Street – Unit 1916, Chicago, Illinois, Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to his heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions, condominium declarations, and building lines of record and party wall rights;

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

Wydoe Development, L.L.C.,
an Illinois limited liability company

By: Wayne Cheston
Managing Member

Prepared by: Murray J. Lewison
Johnson and Colmar
300 S. Wacker Drive – Suite 1000
Chicago, Illinois 60606

After Recording
Mail to:



Send Subsequent
Tax Bills to:

40 E. 9TH ST #1916
CHICAGO, IL 60605

REAL ESTATE TRANSFER TAX	1162500	FP 102807
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0000020256

CITY OF CHICAGO



CITY TAX

SEP. 26. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0077500	FP 102810
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0000036538

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COUNTY TAX

SEP. 26. 06

REVENUE STAMP

STATE OF ILLINOIS	SEP. 25. 06
STATE TAX	
REAL ESTATE TRANSFER TAX	DEPARTMENT OF REVENUE

0000036551

REAL ESTATE TRANSFER TAX	0155000	FP 102804
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EXHIBIT A

Parcel 1:

Unit 1916 in the Burnham Park Plaza Condominium as delineated on a survey of the following real estate: Part of Sub Lots 1 and 2 of Lot 5 and Sub Lots 1 and 2 of Lot 8 and 9 (except the West 15 feet thereof) all in Block 18 in Fractional Section 15 Addition to Chicago in Fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "f" to the Declaration of Condominium as Document Number 00144975, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Unit P-282 together with its undivided percentage interest in the common elements in The Residences of Forty-One East Eighth Condominium, as delineated and defined in the Declaration recorded August 15, 2001 as Document Number 0010751185 and supplement thereto recorded December 5, 2002 as Document Number 0021345534, in the West Half of the Southwest Quarter of Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Non-exclusive right to park one vehicle in a parking space as granted in deed from Wydoe Development, L.L.C. and as set forth in parking Easement recorded as Document Number 00144353 on land more particularly described in said document.

Parcel 4:

Easements for ingress, egress, use and enjoyment as granted and set forth in the Burnham Park Plaza Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document Number 00144974

Parcel 5:

Rights and privileges including but not limited to easements for pedestrian and vehicular access; use, maintenance, repair and replacement; and public and private utility easements contained in Declaration of Condominium Ownership for the Residences of Forty-One East Eighth Condominium and provisions relating to other portions of the Premises recorded August 15, 2001 as Document Number 0010751185.

Common Address: 40 E. 9th Street-Unit 1916/P-282, Chicago, IL
PIN: 17-15-304-052-1427
17-15-304-050-1250

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Wlodek Chertow personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 25th day of September, 2006.

Sara C. Krawczyk-Kowski
Notary Public

Sara C. Krawczyk-Kowski
County of Cook
Commission Expires 6/6/13
Notary Public, State of IL

Property of Cook County Clerk's Office