

312-2-849-4243
Chicago, IL 60602
Suite 625
2 N. LaSalle Street

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0628320136 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/10/2006 11:32 AM Pg: 1 of 3

49967

Property of Cook County Clerk's Office

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 Katherine Rendall, 1460 N. LaSalle, Unit 810, Chicago, Illinois 60614 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, all 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 1465 W. Winnemac, Unit 2W FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Permanent Real Estate Index Number(s): 14-08-310-004-0000
Address(es) of Real Estate: 1465 W. Winnemac, Unit 2W, Chicago, Illinois 60640

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager

1463 W. Winnemac, LLC

By Michael J. Sato
Michael J. Sato
Manager

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UNOFFICIAL COPY**ALTA COMMITMENT****Schedule B - Exceptions Cont.**

File Number: TM223822

Assoc. File No: 10196-499707

STEWART TITLE**GUARANTY COMPANY**

HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

UNIT 1465-2W IN THE 1463 W. WINNEMAC CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 3 IN R.W. MATTESSON'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 "B" 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.

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 1463 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 13 day of September 2006

Robert Ward Munds
Robert Ward Munds (Notary Public)

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



REAL ESTATE TRANSFER TAX	0241125	FP 102807
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LEE0200000 #

Mail To:

ROBERT A. MOTEL
4433 W. TOWHY AVE. #465
MICHIGAN, IL 60712



CITY OF CHICAGO



OCT. - 4.06


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

Name & Address of Taxpayer:
Katherine A. Rendall
1465 W. Winnemac, Unit 2W
Chicago, Illinois 60640

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. - 4.06


REVENUE STAMP

0000036684

REAL ESTATE TRANSFER TAX
0016075
FP 102810

STATE TAX

STATE OF ILLINOIS



OCT. - 3.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036696

REAL ESTATE TRANSFER TAX
0032150
FP 102804