

UNOFFICIAL COPY



Doc#: 0629842113 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/25/2006 11:03 AM Pg: 1 of 4

**Warranty Deed  
Statutory (ILLINOIS)  
(LLC to Individuals)**



Above Space for Recorder's Use Only

**THE GRANTOR (S)**

**1256 WEST CARMEN LLC**

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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the MANAGER of said COMPANY, CONVEYS and WARRANTS to

**CHRISTOPHER PIERONE & MICHAEL McNAUGHTON**, not as tenants in common but as joint tenants

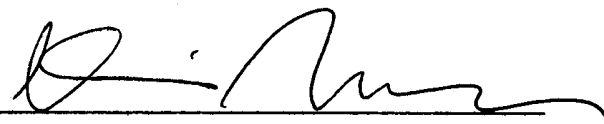
the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Address(es) of Real Estate: 1256 W. CARMEN AVE, Unit 2-S, (p-2 & p-3) CHICAGO, IL 60640

Dated October 17, 2006

1256 WEST CARMEN LLC

By 

4/9

30x334

NO ABS  
1 of 2  
LND  
8363057  
ABarnett  
CTI

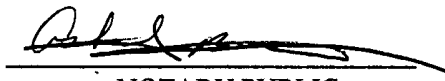
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

State of Illinois, County of COOK ss,

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Kevin Mudd personally known to me to be Managing Member of 1256 West Carmen LLC, whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of Oct, 2006

Commission expires 5/9/10, 2006   
NOTARY PUBLIC

This instrument was prepared by: Kevin J. Mudd, 1005 West Webster Ave., Chicago, Illinois 60614

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:


LEO AUBEL  
225 W. Washington #1700  
Chicago, IL 60606  
OR

CHRIS PIERONE  
1256 W. CARMEN AVE., # 2-S  
CHICAGO, IL 60640

Recorder's Office Box No. \_\_\_\_\_



CITY TAX




CITY OF CHICAGO  
OCT. 23. 06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000012861

REAL ESTATE TRANSFER TAX
0322500
FP 102805

COUNTY TAX




COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 23. 06  
REVENUE STAMP

# 0000098758

REAL ESTATE TRANSFER TAX
0021500
FP 102802

STATE TAX



STATE OF ILLINOIS  
OCT. 23. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000098516

REAL ESTATE TRANSFER TAX
0043000
FP 102808

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## LEGAL DESCRIPTION RIDER FOR DEED

### PARCEL 1:

UNIT 2-S IN THE 1256 W. CARMEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN BLOCK 3 IN CHYTRAUS' ADDITION TO ARGYLE IN 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 DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT # 06-12539082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-2 & P-3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT # 06-12539082.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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.

# UNOFFICIAL COPY

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.

THIS DEED IS ALSO SUBJECT TO THE FOLLOWING, IF ANY: (1) 2006 REAL ESTATE TAXES; (2) APPLICABLE ZONING, BUILDING LAWS AND ORDINANCES; (3) PUBLIC UTILITY EASEMENTS; (4) PRIVATE EASEMENTS FOR PEDESTRIAN INGRESS AND EGRESS; (5) PROVISIONS OF THE MUNICIPAL CODE OF CHICAGO; (6) PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); (7) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OR RESERVED BY THE 1256 W. CARMEN CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM; (8) ENCROACHMENTS, IF ANY; (9) ASSESSMENTS DUE TO THE ASSOCIATION AFTER THE CLOSING DATE; (10) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (11) COVENANT BY PROPERTY OWNER TO MAINTAIN AND REPAIR SEWER AND WATER LINES FROM THE POINT OF CONNECTION TO SEWER AND WATER MAINS IN THE PUBLIC STREET.

COMMONLY KNOWN AS ✓  
1256 W. CARMEN AVE., # 2-S, (p-2 & p-3)  
CHICAGO, IL 60640  
P.I.N. 14-08-305-043-0000 (UNDIVIDED)