

UNOFFICIAL COPY

WARRANTY DEED
(ILLINOIS)



Doc#: 0632242064 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/20/2006 08:31 AM Pg: 1 of 2

(Limited Liability Company to Individual)

The Grantor,
PACESETTER DEVELOPMENT 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 the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

DAVID S. PETERSEN,
of 420 S. Clifton St. #509
Chicago, Illinois,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

Permanent Real Estate Index Numbers: ~~17-21-414-001~~; ~~17-21-414-002~~;
~~17-21-414-003~~; ~~17-21-414-004~~; and ~~17-21-414-007~~

Address of Real Estate: **1935 S. ARCHER AVE., UNIT 216 and G-107**
CHICAGO, ILLINOIS 60616

Dated this 20th day of October, 2006.

PACESETTER DEVELOPMENT LLC

by: Patrick J. Turner
PATRICK J. TURNER,
PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, ITS MANAGER

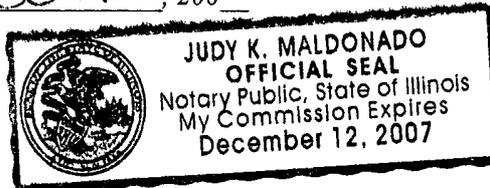
2LL

State of Illinois, County of Cook)ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PATRICK J. TURNER, PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, MANAGER OF PACESETTER DEVELOPMENT LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as such President, as the free and voluntary act of said corporation and limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of October, 2006
Commission Expires 20

Judy K. Maldonado
NOTARY PUBLIC



This instrument was prepared by: Gael Morris, of Lawrence & Morris, 2835 N. Sheffield, Suite 232, Chicago, Illinois 60657.

MAIL TO:
David Petersen
1935 S. Archer Ave Unit 216
Chicago, IL 60616

SEND SUBSEQUENT TAX BILLS TO:
David S. Petersen
1935 S. ARCHER AVE., UNIT 216
CHICAGO IL 60616

BOX 334 CTI

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LEGAL DESCRIPTION:

UNIT NUMBER 216 and G-107, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME; TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; and (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act").

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.

THERE WAS NO TENANT IN THE UNIT.

STATE OF ILLINOIS
STATE TAX
NOV. 13.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032763
REAL ESTATE TRANSFER TAX
00356.00
FP 103032

CITY OF CHICAGO
CITY TAX
NOV. 13.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000011577
REAL ESTATE TRANSFER TAX
02670.00
FP 103033

COOK COUNTY
COUNTY TAX
NOV. 13.06
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000032874
REAL ESTATE TRANSFER TAX
00178.00
FP 103034