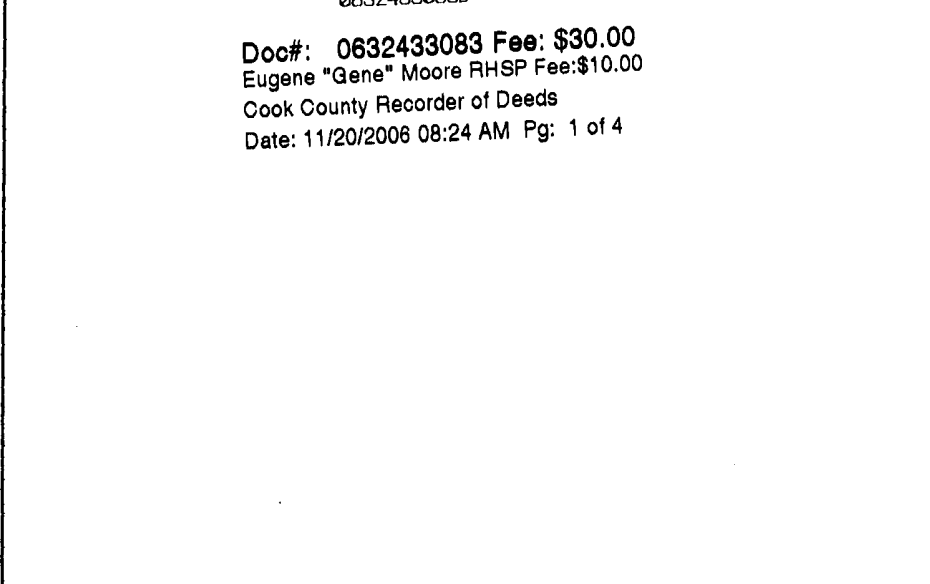


UNOFFICIAL COPY

Doc#: 0632433083 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2006 08:24 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

ALAN TAYLOR, (Single & never married) & DANIEL P. ANDERSON, AND (Single & never married) not as tenants in common but as joint tenants GERALDINE REHOR


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 1-N, (p-1) CHICAGO, IL 60640

Dated November 13, 2006

1256 WEST CARMEN LLC

By   
MANAGER

YLC

8363514 AA Seal 11/20/06

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 13<sup>th</sup> day of November, 2006  
Commission expires \_\_\_\_\_, 2006 [Signature]  
NOTARY PUBLIC

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

MAIL TO:

TIMOTHY J. CROWLEY  
1025 W. CORDON, #207  
WISLE, IL 60532

SEND SUBSEQUENT TAX BILLS TO:

A. TAYLOR & D. ANDERSON  
1156 W. CARMEN AVE., # 1-N  
CHICAGO, IL 60640

OR

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

STATE OF ILLINOIS

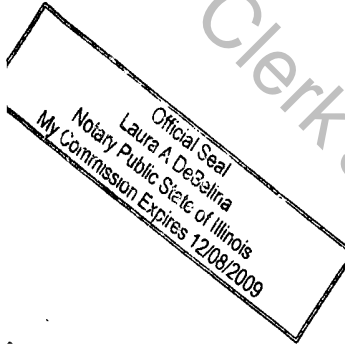


NOV. 15.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00325.00
FP 103032

# 0000032856



COOK COUNTY REAL ESTATE TRANSACTION TAX



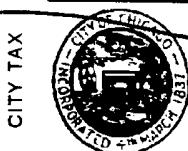
NOV. 15.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00162.50
FP 103034

# 0000032967

CITY OF CHICAGO



NOV. 15.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02437.50
FP 103033

# 0000011613

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER FOR DEED

### PARCEL 1:

UNIT 1-N 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-1\_ 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 GRANTEEES, 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., # 1-N, (p-1)  
CHICAGO, IL 60640  
P.I.N. 14-08-305-043-0000 (UNDIVIDED)