

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
(LLC to Individual)



Doc#: 0633201185 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2006 09:48 AM Pg: 1 of 4

CTC NUMBER 103
8363397

THE GRANTOR(S)

Above Space for Recorder's Use Only

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

DAVID BATES, single and never married OF CHICAGO, IL

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-N,
CHICAGO, IL 60640**

Dated November 8, 2006

1256 WEST CARMEN LLC

By 

BOX 334 CTI

Property of Cook County Clerk's Office

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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 8th day of November, 2006.

Commission expires 12-20, 2006

Maria G. Lopez-Rodriguez
NOTARY PUBLIC

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

MAIL TO:

LEA RAIMONDI
161 N. CLARK, STE 2500
CHICAGO, IL 60601
OR

SEND SUBSEQUENT TAX BILLS TO:


DAVID BATES
1256 W. CARMEN AVE., 2-N
CHICAGO, IL 60640

Recorder's Office Box No. _____



CITY TAX

CITY OF CHICAGO




NOV. 21. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000011669

REAL ESTATE TRANSFER TAX
02325.00
FP 103033

STATE OF ILLINOIS



NOV. 21. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000033066

REAL ESTATE TRANSFER TAX
00310.00
FP 103032

COUNTY TAX

COOK COUNTY



NOV. 21. 06

REAL ESTATE TRANSACTION TAX

0000033178

REAL ESTATE TRANSFER TAX
00155.00
FP 103034

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 2-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-6
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.

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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-N, (p-6)
CHICAGO, IL 60640
P.I.N. 14-08-305-043-0000 (UNDIVIDED)