

# UNOFFICIAL COPY



Chicago Title Insurance Company

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



0633233165D

**Doc#: 0633233165 Fee: \$28.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/28/2006 10:29 AM Pg: 1 of 3

Property of Cook County Clerk's Office

ST 509 2673 NO MW 19 09 03

**THE GRANTOR**, 16TH & HALSTED, 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, and pursuant to authority given by the Board of Directors of said limited liability company, **CONVEY(S) and WARRANT(S)** to DANIEL MURPHY and JAMIE KLIPPEL

**(GRANTEE'S ADDRESS)** 182 W. Lake St., Unit 2402, Chicago, IL 60601

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:** general real estate taxes not yet due and payable; the Illinois Condominium Property Act; condominium documents of record, including all amendments and exhibits hereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; utilities easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, and easements of record; streets and highways; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number(s): 17-20-406-022, 17-20-406-023, 17-20-406-024, 17-20-406-025  
Address(es) of Real Estate: UNIT 302, 1610 S. HALSTED, CHICAGO, Illinois 60608

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_, and attested by its \_\_\_\_\_ this 17<sup>th</sup> day of November, 2006

16TH & HALSTED, LLC, an Illinois Limited Liability Company

By Victor H. Ayala  
VICTOR H. AYALA  
By \_\_\_\_\_  
TIMOTHY LOUCOPOULOS  
By \_\_\_\_\_  
CHESTER BACHULA  
By \_\_\_\_\_  
CONSTANTINE FOURLAS

BOX 334 CTI

3K9

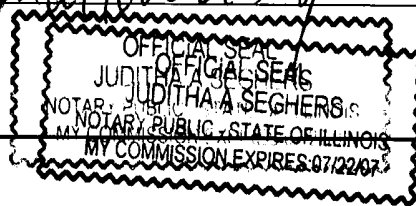
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that CONSTANTINE FOURLAS, personally known to me to be the Managing Member of 16TH & HALSTED, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such CONSTANTINE FOURLAS signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of November 20 06

*Judith A. Seghers* (Notary Public)



**Prepared By:** Lisa A. Marino, Attorney,  
Marino & Assoc., P.C.  
3310 N. Harlem Ave.  
Chicago, Illinois 60634

**Mail To:**  
THOMAS J. MURPHY, ESQ.  
10540 SOUTH WESTERN AVENUE, SUITE 500  
CHICAGO, Illinois 60643

**Name & Address of Taxpayer:**  
DANIEL MURPHY and JAMIE KLIPPEL  
UNIT 307, 1610 S. HALSTED  
CHICAGO, Illinois 60608

STATE OF ILLINOIS



NOV. 21. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000003081

REAL ESTATE  
TRANSFER TAX

00356.50

FP 103002

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



NOV. 21. 06

COUNTY TAX

REVENUE STAMP

# 0000033193

REAL ESTATE  
TRANSFER TAX

00178.25

FP 103034

CITY OF CHICAGO



NOV. 21. 06

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000011684

REAL ESTATE  
TRANSFER TAX

02673.75

FP 103033

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Exhibit "A"

## LEGAL DESCRIPTION

PARCEL 1: UNIT 302 IN THE UNIVERSITY CROSSING LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, 23, 24 AND 25 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625517077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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; 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 HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-7 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0625517077.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.