



Doc#: 0633941009 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/05/2006 11:02 AM Pg: 1 of 3

WARRANTY DEED  
2071396mtcjkenny

10/3

THE GRANTOR, 460-462 Deming Building, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: ("Grantees"), Isaac Cohen and Jill B. Cohen, 345 W. Fullerton, Unit 1606, Chicago, IL, ("Grantees"), as husband and wife as Tenants By the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

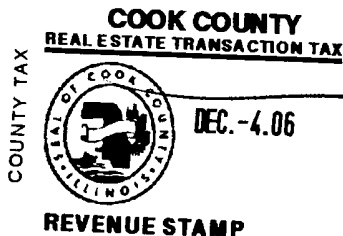
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): (4) 28-318-044-0000

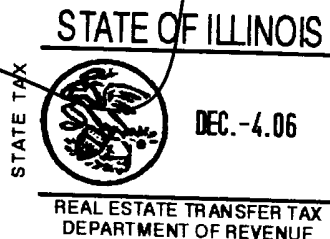
Address of Real Estate: 460-462 W. Deming Place, UNIT 3E, PU-66  
Chicago, Illinois 60614

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements, encroachments, covenants, conditions, restrictions, and agreements of record, including, without limitation, the Declaration of Easements, Restrictions, Adjacent Walls and Maintenance, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential or parking condominium; (5) the Declaration of Condominium for Deming Place Condominiums and the Declaration of Easements, Covenants and Restrictions for the Deming Row Development Master Association, and any amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
480698 \$4,545.00  
12/04/2006 10:30 Batch 07223 49



# 000005141  
REAL ESTATE TRANSFER TAX  
0030300  
FP 103042



# 0000003625  
REAL ESTATE TRANSFER TAX  
0060600  
FP 103041

M.G.R. TITLE

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on November 28, 2006

460-462 Deming Building LLC,  
an Illinois limited liability company

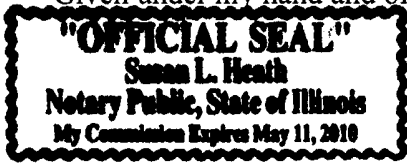
BY: \_\_\_\_\_

Richard Wexner  
Its: Manager

State of Illinois        )  
                                  ) ss  
County of Cook        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Wexner, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal this November 28, 2006



\_\_\_\_\_  
Susan L. Heath  
Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL 60622.

Mail to:

Francis S. Marasa  
One E. Wacker Drive, Ste. 2850  
Chicago, IL 60601

Send subsequent tax bills to:

Isaac Cohen and Jill B. Cohen  
460-462 W. Deming Place  
Unit 3E  
Chicago, IL 60614

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 3E AND PU-66, IN THE DEMING PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 52 IN AND THE WESTERLY 5 FEET OF LOT 51 IN DEMING'S SUBDIVISION OF OUTLOT 'B' (EXCEPT THE SOUTH 320 FEET THEREOF), IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0633315106, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0633315106.

P.I.N. 14-28-318-044-0000 (affects underlying land)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 460-462 W. DEMING PLACE, CHICAGO, ILLINOIS 60614

PIN: 14-28-318-044-0000