

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS)

Limited Liability Company to Individual



Doc#: 0634001190 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2006 07:49 AM Pg: 1 of 2

**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:

**MICHAEL H. SCHAFFNER**, of  
230 E. Ontario #301, Chicago IL 60611

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 514 and G-109**  
**CHICAGO, ILLINOIS 60616**

Dated this 15th day of November, 2006.

**PACESETTER DEVELOPMENT LLC**

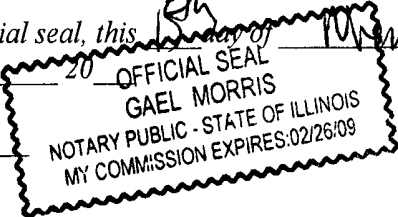
by: Patrick J. Turner  
**PATRICK J. TURNER,**  
**PRESIDENT OF DYNAPROP DEVELOPMENT CORPORATION, ITS MANAGER**

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 15th day of November, 2006  
Commission Expires \_\_\_\_\_

[Signature]  
NOTARY PUBLIC



**BOX 334 CTI**

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

**MAIL TO:**  
Robert Schuman  
555 Skokie Blvd Suite 500  
Northbrook, Illinois 60062

**SEND SUBSEQUENT TAX BILLS TO:**  
**MICHAEL H. SCHAFFNER**  
1935 S. ARCHER AVE., UNIT 514  
**CHICAGO IL 60616**

# UNOFFICIAL COPY

## LEGAL DESCRIPTION:

UNIT NUMBER 514 and G-109, 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 ITS 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 UN---

**CITY OF CHICAGO**  
 CITY TAX  
  
 NOV. 29. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000011751  

REAL ESTATE TRANSFER TAX
0301500
FP 103033

**STATE OF ILLINOIS**  
  
 NOV. 29. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000033229  

REAL ESTATE TRANSFER TAX
0040200
FP 103032

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 NOV. 29. 06  
 COUNTY TAX  
 REVENUE STAMP

# 0000033339  

REAL ESTATE TRANSFER TAX
0020100
FP 103034