

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0636202005 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2006 07:58 AM Pg: 1 of 2

The Grantor, **KEDVALE STREET PROPERTIES, L.L.C.**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, conveys and warrants to **Charles H. Barman**, of Crown Point, Indiana, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION

**Ticor Title Insurance**

**SEE ATTACHED**

**SUBJECT TO:** 2006 General Real Estate taxes, et. seq.  
**P.I.N.** 1327-212-002-0000  
**PROPERTY ADDRESS:** 3851 North Kedvale, Unit E2, Chicago, Illinois

**THIS IS NOT A HOMESTEAD PROPERTY**

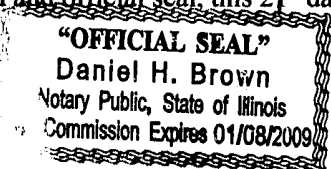
**DATED** this 27<sup>th</sup> day of November, 2006.

**Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC**

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 Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC., is personally known to me to be the same person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the use and purpose therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of November, 2006.



**NOTARY PUBLIC**

This instrument was prepared by: **DANIEL H. BROWN**, 53 W. Jackson, #703, Chicago, Illinois, 60604; Telephone Number (312)663-4410.

**MAIL TO:**  
**Buyer's Attorney**

**BOX 15**

**SEND SUBSEQUENT TAX BILLS TO:**  
**Unit Owner at Unit Owner's Address**

TICOR TITLE 597244

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## LEGAL DESCRIPTION FOR

3851 NORTH KEDVALE, UNIT E2, CHICAGO, ILLINOIS

THE TENANT OF UNIT E2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNIT NUMBER E2 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; 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 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.

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.

**CITY OF CHICAGO**

CITY TAX



DEC. 26. 06


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002822

REAL ESTATE TRANSFER TAX
01206.00
FP 102803

**COOK COUNTY**

COUNTY TAX



DEC. 26. 06


REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000003725

REAL ESTATE TRANSFER TAX
00080.45
FP 326707

**STATE OF ILLINOIS**

STATE TAX



DEC. 26. 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000037460

REAL ESTATE TRANSFER TAX
00160.90
FP 102809