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First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual

PROPERTY OF COOK COUNTY CLERK'S OFFICE
FIRST AMERICAN TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 215
Chicago, IL 60602
312-849-4243



Doc#: 0700220197 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 01:56 PM Pg: 1 of 3

THE GRANTOR, 4444 North Malden, LLC, a 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 and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to Erik J. Maassen and Mimi A. Battacharyya, not as tenants in common but as joint tenants with rights of survivorship, of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit: *See attached*

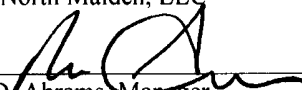
~~UNITS 3B AND P-3 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 4444 NORTH MALDEN CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 51 (EXCEPT THE NORTH 19 FEET) AND THE NORTH 28 FEET OF LOT 52 IN SUBDIVISION OF THE SOUTH QUARTER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, (EXCEPT THE EAST 569.25 FEET THEREOF) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 27 2006, AS DOCUMENT NO. _____, ALL IN COOK COUNTY, ILLINOIS.~~

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005, 2006. 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 land described therein. This deed is also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein. THIS IS NOT HOMESTEAD PROPERTY. TO HAVE AND TO HOLD said premises forever as joint tenants with rights of survivorship.

Permanent Real Estate Index Number(s): 14-17-123-012-0000
Address(es) of Real Estate: 4444 N. Malden, Units 3B and P-3, Chicago, IL 60640

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 Manager, and attested by its Manager this

21st day of December, 2006
4444 North Malden, LLC

By: 
Ron D. Abrams, Manager



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File Number: TM217652

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Parcel 1: Unit 3B and P3 together with its undivided percentage interest in the common elements in the 4444 North Malden Condominium, as delineated and defined in the Declaration recorded as document number 0636122067, in the South 1/4 of the East 1/2 of the Northwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space, S-3, Limited Common Elements as delineated on a survey to condominium recorded as document number 0636122067.

Commonly known as: 4444 North Malden
Condo 3S
Chicago IL

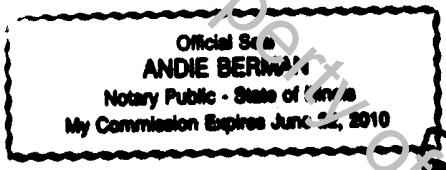
Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ron D. Abrams, personally known to me to be the Manager of 4444 North Malden, LLC LLC and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of December, 20 06.



Andie Bernick (Notary Public)

Prepared by:
Matthew R. Gallagher
Gallagher & Niemeyer, LLC
200 W. Ohio St., Ste. 200
Chicago, IL 60610



CITY OF CHICAGO

CITY TAX



DEC.28.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000021031

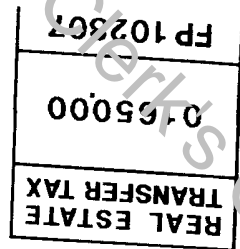
REAL ESTATE TRANSFER TAX

0165000

FP 102807

Mail To:
John Aylesworth
215 N. Aberdeen, #11
Chicago, IL 60607

Name and Address of Taxpayer:
Eric Maassen and Mimi A. Battacharya
4444 N. Malden, Unit 3B
Chicago, IL 60640



0000021032

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



DEC.28.06

CITY OF CHICAGO

CITY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC.28.06

0000037827

REAL ESTATE TRANSFER TAX

0022000

FP 102810

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX



DEC.28.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037883

REAL ESTATE TRANSFER TAX

0044000

FP 102804