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Doc#: 0703042136 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2007 01:55 PM Pg: 1 of 3



Chicago Title Insurance Company

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

CR 5502627
Barnett
CTI
LWD 1 OF 3

THE GRANTOR, 3057 N. Clybourn, 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 Managers of said LLC, **CONVEY(S) and WARRANT(S)** to ~~Phillip Kutner~~

Philip

(GRANTEE'S ADDRESS) 1547 West Altgeld Ave., Chicago, Illinois 60614

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 14-30-108-020-0000, 14-30-108-021-0000

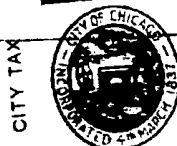
Address(es) of Real Estate: 3057 N. Clybourn, Unit 2S, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 22nd day of January, 2007.

3057 N. Clybourn, LLC, an Illinois Limited Liability Company

By
Mark McElduff
Manager

CITY OF CHICAGO



JAN. 29. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016395

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 0273750 |
| FP 102805 |

3/8

BOX 334 CTI

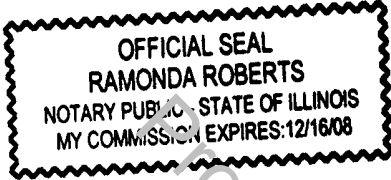
Box 334

UNOFFICIAL COPY

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 Mark McElduff, personally known to me to be the Manager of the 3057 N. Clybourn, LLC, an Illinois Limited Liability Company, 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 acknowledged that as such Mark McElduff, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22ND day of January, 2007

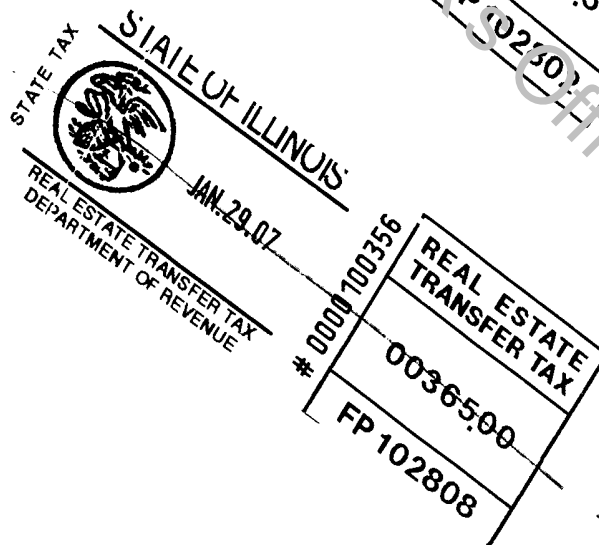
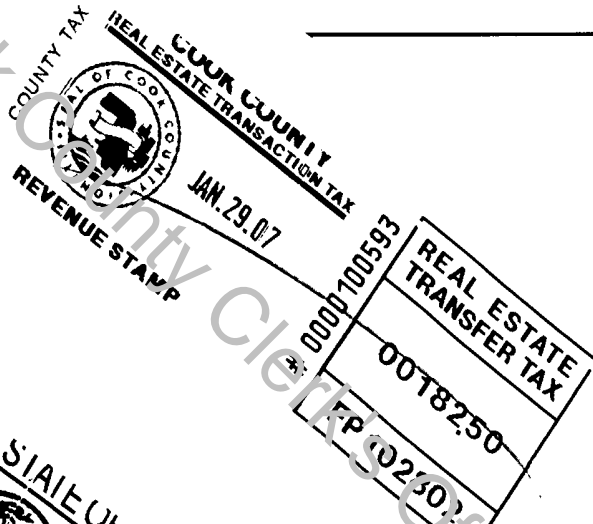


Ramonda Roberts (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Law Offices of Renee Meltzer Kalman, P.C.
20 North Clark Street, Suite 2450
Chicago, Illinois 60602

Name & Address of Taxpayer:
Phillip Kutner
3057 N. Clybourn, Unit 2S
Chicago, Illinois 60618



UNOFFICIAL COPY**EXHIBIT "A"****Legal Description****PARCEL 1:**

UNIT 2S IN THE 3057 NORTH CLYBOURN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN BLOCK 3 IN CLYBOURN AVENUE ADDITION TO LAKEVIEW AND CHICAGO IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702209024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF (P-2) AND (S-2), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702209024.

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.