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Doc#: 0703035067 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2007 09:23 AM Pg: 1 of 3

**WARRANTY DEED
(ILLINOIS)
(Limited Liability Company to
Individual)**

The Grantor, 36 N. MENARD 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:

TIFFANI CUNNINGHAM, of
149 Shadow Bend, Wheeling, Illinois,

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 Number: **16-08-420-019-0000**

Address of Real Estate: **36-50 N. MENARD AVE., UNIT 46 A-3
CHICAGO ILLINOIS 60644**

Dated this **25th** day of **January**, 200**7**.

36 N. MENARD LLC

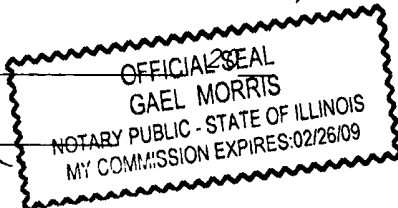
by: *Marcela Avram*
MARCELA AVRAM, its Manager

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 **MARCELA AVRAM, Manager of 36 N. MENARD 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, and as the free and voluntary act of said limited liability company, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of January, 200**7**

Commission Expires

NOTARY PUBLIC



30B

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

MAIL TO:

Tiffany Cunningham
46 N. Menard Ave. #A-3
Chicago, IL 60644

SEND SUBSEQUENT TAX BILLS TO:

Tiffany Cunningham
46 N. Menard Ave. #A-3
Chicago, IL 60644

BOX 334 CTT

573654057 MA Dawi. h CTT

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Property of Cook County Office

STATE OF ILLINOIS
 STATE TAX


 JAN. 26.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000035498
 REAL ESTATE TRANSFER TAX
 00140.00
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JAN. 26.07
 REVENUE STAMP

0000035604
 REAL ESTATE TRANSFER TAX
 000070.00
 FP 103034

CITY OF CHICAGO
 CITY TAX

 JAN. 26.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000012531
 REAL ESTATE TRANSFER TAX
 01050.00
 FP 103033

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LEGAL DESCRIPTION:

UNIT 46 A-3 IN THE WESTMINSTER CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 13 FEET OF LOT 150, ALL OF LOTS 151 AND 152 AND THE SOUTHERN 2 FEET OF LOT 153 OF THE PRAIRIE AVENUE ADDITION TO AUSTIN, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 28, 2005, AS DOCUMENT NO. 0536245135, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT 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; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens, encroachments and other matters over which the Title Company is willing to insure at Seller's expense.

GRANTOR ALSO GRANTS TO 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.

THERE WAS NO TENANT IN THIS UNIT.