

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(ILLINOIS)

(Limited Liability Company
to Individual)



07032330530

Doc#: 0703233053 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2007 07:48 AM Pg: 1 of 2

CTC NA MGR 1 of 1
SA3656056

The Grantors, WILLIAM MARKLE, LLC, DAVID MARKLE, LLC, and 1225 W. Morse, LLC, each being 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, do hereby remise, release, alien and convey to: **DANNY LEITAO and LAUREN LEITAO**, not as tenants in common, but as joint tenants, of 1225 W. Morse #304, Chicago IL 60626,

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: 11-32-119-007-0000

Address of Real Estate: 1225 W. MORSE AVE., UNIT P-11
CHICAGO, ILLINOIS 60626

Dated this 4th day of January, 2007.

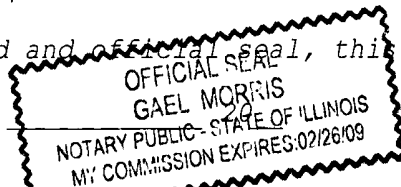
WILLIAM MARKLE, LLC
by: William D. Markle David Markle
WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE, DAVID MARKLE, its member
its member

1225 W. MORSE, LLC
by: David Markle
DAVID MARKLE, President of Markle Management, Inc., 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 WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE (MEMBER OF WILLIAM MARKLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY), AND DAVID MARKLE, (MEMBER OF DAVID MARKLE, LLC), AN ILLINOIS LIMITED LIABILITY COMPANY, AND PRESIDENT OF MARKLE MANAGEMENT, INC., AN ILLINOIS CORPORATION, MANAGER OF 1225 W. MORSE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY), PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE 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 THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND LIMITED LIABILITY COMPANIES, 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 4th day of JANUARY, 2007

Commission Expires



GAEL MORRIS
NOTARY PUBLIC

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

MAIL TO: DANNY LEITAO
1225 W MORSE, #304
CHICAGO IL 60626

SEND SUBSEQUENT TAX BILLS TO:

DANNY LEITAO
1225 W MORSE, #304
CHICAGO IL 60626

2K9

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LEGAL DESCRIPTION:

UNIT P-11 IN THE NORTH BEACH LOFTS CONDOMINIUM,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19, 20 AND 21 IN BLOCK 1 IN L.E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 14, 2005, AS DOCUMENT NO. 0528727007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


subject only to the following: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record or to be recorded prior to Closing; (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 and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

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 UNIT.

CITY OF CHICAGO

CITY TAX



JAN.31.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

0018750

FP 103033

0000012580

STATE ILLINOIS



JAN.31.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


0002500

FP 103032

0000035603

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN.31.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0001250

FP 103034

0000035708