

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0703702271 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2007 03:01 PM Pg: 1 of 2

The Grantor, **KEDVALE STREET PROPERTIES, LLC.**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, conveys and warrants to **Kathleen McKillip**, of Chicago, Illinois, 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. 12-22-212-002-0000
PROPERTY ADDRESS: 3853 North Kedvale, Unit B2, Chicago, Illinois

THIS IS NOT A HOMESTEAD PROPERTY

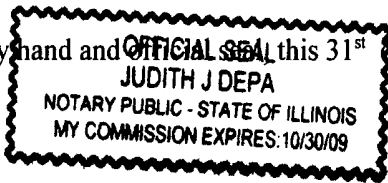
DATED this 31st day of January, 2007.

**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 31st day of January, 2007.


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 KENT ELLIOTT NOVIT
100 N. LA SALLE ST.
SUITE 1010
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Unit Owner at Unit Owner's Address
KATHLEEN S. MCKILLIP
3853 N. KEDVALE, UNIT B-2
CHICAGO, IL 60641

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LEGAL DESCRIPTION FOR

3853 NORTH KEDVALE, UNIT B2, CHICAGO, ILLINOIS


THE TENANT OF UNIT B2 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.


UNIT NUMBER B2 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.

STATE TAX  FEB.-2.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000037834	REAL ESTATE TRANSFER TAX
		0017300
		FP 102809

CITY TAX  FEB.-2.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000003145	REAL ESTATE TRANSFER TAX
		0129750
		FP 102803

COUNTY TAX  FEB.-2.07 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000037701	REAL ESTATE TRANSFER TAX
		0008650
		FP 326707