

UNOFFICIAL COPY

WARRANTY DEED

2072131 tmn 1 of 2



Doc#: 0703841022 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2007 09:58 AM Pg: 1 of 3

THE GRANTOR 927 West George, L.L.C.,
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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

D.

Andrew Ippolite, a single person, of 536 West Arlington Place, #101, Chicago, Illinois 60614

all interest all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See reverse hereof for Legal Description

Permanent Index Number: 14-29-225-005-0000
Address of Real Estate: 2927 West George, Unit 3
Chicago, Illinois 60657

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 1 day of February, 2007.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
490466 \$4,567.50



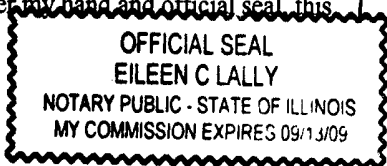
927 West George, L.L.C.,
an Illinois limited liability company

By: [Signature]
Authorized Representative MANAGER

02/01/2007 12:14 Batch 10210 34
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 Patrick Noonan, Authorized Representative of 927 West George, L.L.C., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 927 West George, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal this 1 day of February, 2007.



[Signature]
NOTARY PUBLIC

My commission expires on 9/13/09

MERCURY TITLE COMPANY, L.L.C.

M.G.R. TITLE

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT 3 IN THE 927 WEST GEORGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 41 AND THE EAST 10 FEET OF LOT 40 IN BLOCK 4 IN WOLFRAM'S SUBDIVISION OF BLOCK 8 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0633315104, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0633315104.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEES, THEIR 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, 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."

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; provided they do not interfere with the Grantees use of the property; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 927 West George Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) ~~no other matters to which the insurer commits to insure Grantee against loss or damage~~

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-29-225-005-0000


Address of Real Estate: 927 West George, Unit 3, Chicago, Illinois 60657

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1041, Chicago, Illinois 60602

UPON RECORDING MAIL TO:
Samuel J. Tamkin, Esq.
165 North Central, Suite 1425
Chicago, Illinois 60608


SEND SUBSEQUENT TAX BILLS TO:
Andrew Ippolite
927 West George, Unit 3
Chicago, Illinois 60657

UNOFFICIAL COPY

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 FEB.-2.07
 REVENUE STAMP

0000018445

REAL ESTATE TRANSFER TAX
0030450
FP 103042

STATE TAX
 STATE OF ILLINOIS

 FEB.-2.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000005571

REAL ESTATE TRANSFER TAX
0060900
FP 103041

Property of Cook County Clerk's Office