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Ticor Title Insurance



Doc#: 0704735004 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 07:14 AM Pg: 1 of 3

4001712

WARRANTY DEED

The above space for recorder's use only

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D

The Grantor, **PLAN B INVESTMENT GROUP, LLC**, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to Mark R. Anderson, a single man, of Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 3F IN THE GREYSTONE MANOR ASSOCIATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN THE SUBDIVISION OF LOT 8 IN BLOCK 4 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634615005; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PS-3, A LIMITED COMMON ELEMENT AND STORAGE SPACE S-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

BOX 15

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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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) the Act and Code;
- (c) the Condominium Documents, including the Condominium Declaration of Ownership and By-Laws, Covenants, Conditions and Restrictions and all amendments thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) any such other covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit);
- (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; and
- (g) utility easements, whether recorded or unrecorded.


PERMANENT INDEX NO.: 13-36-411-014-0000


ADDRESS OF PROPERTY: 1825 N. Washtenaw Ave., Unit 3F, PS-3 and S-6, Chicago, Illinois 60647


Dated: January 30, 2007

Plan B Investment Group, LLC, an Illinois limited liability company

By: Lisa Sychowski
Lisa Sychowski, Manager

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|---|------------------------------|--|
| CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | CITY OF CHICAGO FEB.-2.07 | REAL ESTATE TRANSFER TAX # 0000037834 01717.50 FP 102803 |
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| STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | STATE OF ILLINOIS FEB.-2.07 | REAL ESTATE TRANSFER TAX # 0000037823 00229.00 FP 102809 |
|---|--------------------------------|--|

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| COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP | COOK COUNTY REAL ESTATE TRANSACTION TAX FEB.-2.07 | REAL ESTATE TRANSFER TAX # 0000037690 00114.50 FP326707 |
|---|---|---|

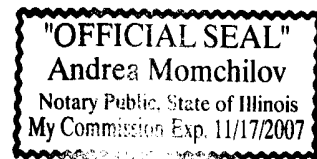
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, does hereby certify that Lisa Sychowski, 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, including the release and waiver of the right of Homestead.

Given under my hand and seal this 30th day of January, 2007.

Andrea Momchilov
 NOTARY PUBLIC



Mail recorded Deed and subsequent Tax Bills to:

Karen Patterson
P.O. Box 657
Elmhurst IL 60025

This instrument prepared by:

Dena I. Levy
 Borek & Goldhirsh
 3545 Lake Avenue, Suite 200
 Wilmette, Illinois 60091