

UNOFFICIAL COPY



Doc#: 0706541150 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2007 03:43 PM Pg: 1 of 3

(12)

2072158/14  
MTC (1)

WARRANTY DEED

ILLINOIS STATUTORY  
COMPANY to INDIVIDUAL

MAIL TO:

Scott Gartner  
Attorney at Law  
382 Lake Street  
Antioch, Illinois 60002

NAME/ADDRESS OF TAXPAYER:

Jennifer Gundersen  
Unit G-3  
3300 W. Irving Park Road  
Chicago, Illinois 60618

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, DIVERSEY, L.L.C., an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee:

JENNIFER GUNDERSEN, a single woman

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See legal description and subject to provisions attached hereto as EXHIBIT "A" and made a part hereof

Commonly Known as: Unit ~~G-3~~ G3  
3300 W. Irving Park Road, Chicago, Illinois 60618

P.I.N. (undivided) 13-14-429-043-0000 (undivided) (J.F.)

Dated this 1<sup>st</sup> day of March, 2007.

DIVERSEY, L.L.C.,  
an Illinois Limited Liability Company

By: X   
Seamus Murnin, Manager

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

\$2,400.00


495102  
03/02/2007 10:44 Batch 07273 14

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State of Illinois )  
 ) SS.  
 County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Seamus Murnin, Manager, of DIVERSEY, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 the company, for the uses and purposes therein set forth.

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

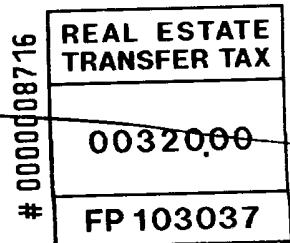
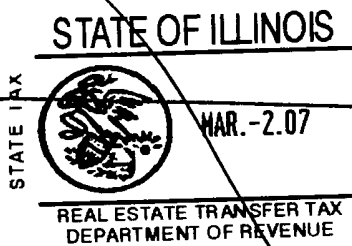
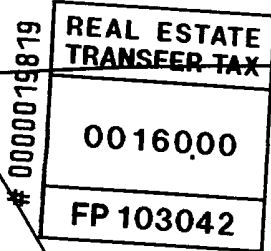
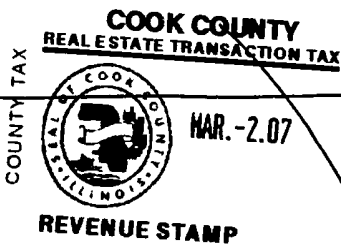
  
 Notary Public



My commission expires: 10/06/07

This instrument prepared by

John E. Lovestrand  
 PALMISANO & LOVESTRAND  
 19 South LaSalle Street  
 Suite 900  
 Chicago, Illinois 60603



**UNOFFICIAL COPY****EXHIBIT "A"**

~~Units G-3~~ and ~~G-24~~ in the **IRVING PLACE CONDOMINIUMS** as delineated on a survey of the following described property: **(1.5)**

**LOTS 25, 26, 27, 28, 29, 30, 31, AND 32 IN BLOCK 8 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

which survey is attached to the Declaration of Condominium recorded as Document No. **0624031011**, together with an undivided percentage interest in the Common Elements.

Permanent Index Number (affecting underlying land): **13-14-429-043-0000**

Commonly Known as: ~~Unit G-3~~, 3300 West Irving Park Road, Chicago, Illinois 60618

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, 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 OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

**SUBJECT TO:**

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.