

# UNOFFICIAL COPY



Doc#: 0706541138 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2007 03:31 PM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

6

2071964 tmm

1013

MERCURY TITLE COMPANY, L.L.C.

THE GRANTOR, 917 E. 78<sup>TH</sup> AVENUE DEVELOPMENT, LLC, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Gregory B. Gary

of 2300 W. 111th Street, Chicago, Illinois 60643  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT G-2E  
917 E. 78<sup>TH</sup> ST  
CHICAGO, ILLINOIS 60619

Permanent Real Estate Index Numbers: 20-26-319-022-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be here to affixed, and has caused its name to be signed to these presents by its Manager this 15 day of March, 2007.

917 E. 78<sup>TH</sup> AVENUE DEVELOPMENT, LLC,  
an Illinois Limited Liability Company

BY: [Signature]  
Its Manager

Real Estate  
Transfer Stamp  
\$892.50  
City of Chicago  
Dept. of Revenue  
495066  
03/02/2007 10:31 Batch 07273 12



COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR.-2.07  
REVENUE STAMP

# 0000019823  
REAL ESTATE  
TRANSFER TAX  
0005950  
FP 103042

STATE TAX  
STATE OF ILLINOIS  
MAR.-2.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000008720  
REAL ESTATE  
TRANSFER TAX  
0011900  
FP 103037

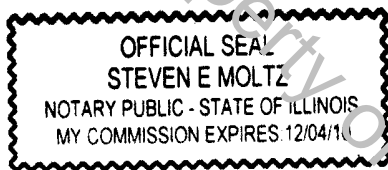
M.G.R. TITLE

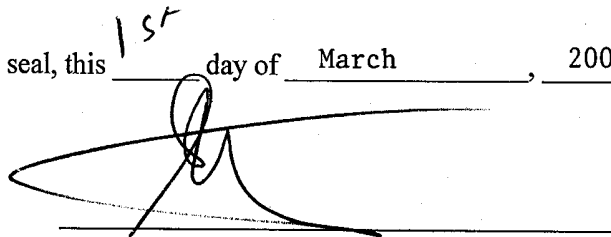
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that GHEORGHE CIOBANICA, personally known to me to be the Manager of 917 E. 78<sup>TH</sup> AVENUE DEVELOPMENT, LLC, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1<sup>st</sup> day of March, 2007.



  
NOTARY PUBLIC

*Mail To:*

Joan D. Clay  
Law Offices of Joan D. Clay  
123 W. Madison Ave., ~~10~~<sup>8</sup>th Floor  
Chicago, Illinois 60602

*Name and Address of Taxpayer:*

Gregory B. Gary

917 E. 78<sup>th</sup> St., Unit G-2E  
Chicago, IL 60619

*Prepared By:*

Steven E. Moltz  
LAW OFFICES OF  
STEVEN E. MOLTZ  
19 South LaSalle Street, Suite 900  
Chicago, Illinois 60603

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## LEGAL DESCRIPTION

### PARCEL 1

UNIT G2-E IN THE GRANDVIEW OF CHATHAM CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2 AND 3 IN BLOCK 89 IN CORNELL, SAID CORNELL, BEING A SUBDIVISION OF SECTION 26 AND SECTION 35, TOWNSHIP 38 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 0605910052, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605910052.

PIN: 20-26-319-022-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605910052 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) 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; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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.

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