

UNOFFICIAL COPY



WARRANTY DEED
(Corporation to Individual)

Doc#: 0706746049 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2007 01:28 PM Pg: 1 of 2

THE GRANTOR, **TECTONICS, L.L.C.**, a 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 (\$10.00) DOLLARS** in hand paid and pursuant to authority given by the **Member** of said company, **CONVEYS AND WARRANTS**

FOR RECORDERS USE ONLY

TO: **CLAUDINA KANDLE**, a single woman (the "GRANTEE"), the following described Real Estate situated in the County of **Cook** and State of **Illinois**, to wit:

Parcel 1: Unit number 3113-4 in Bernice Terraces Condominium as delineated on survey of the following described parcel of real estate: Part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 26 North, Range 15, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 97-289877, as amended from time to time together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth in Declaration and Grant of Easement recorded April 28, 1997 as Document 97-289876.

SUBJECT TO: (a) general real estate taxes not yet due and payable; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

The tenant of Unit 3113-4 has waived or failed to exercise the option to purchase the subject unit.

situated in the County of **Cook**, in the State of **Illinois**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of **Illinois**.

GRANTOR also hereby grants to the Grantee, its successors and assigns, rights and easements appurtenant to the subject unit described herein, rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration are recited and stipulated at length herein.

TO HAVE AND TO HOLD the above granted premises unto the Grantee forever.

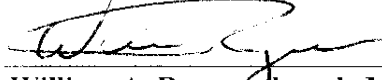
Permanent Real Estate Index Number(s): **30-30-408-057-1058**

Address of Real Estate: **Unit 3113-4, 3101-3151 Bernice Road, Lansing, Illinois 60438**

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its **Member** this _____ day of _____, 2007.

TECTONICS, L.L.C.

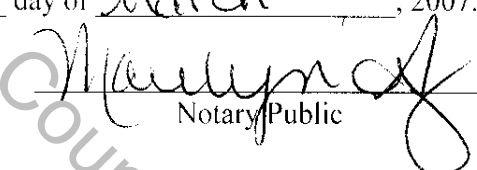
By: 
William A. Rogers, the sole Member

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, Marilyn S. Kiewler, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM A. ROGERS, the sole Member of TECTONICS, L.L.C., an Illinois limited liability company**, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 15th day of March, 2007.




Notary Public

MAIL SUBSEQUENT TAX BILLS TO:

Ms. Claudina Randle
3113-4 Bernice Road
Lansing, Illinois 60438

THIS INSTRUMENT PREPARED BY

William B. Phillips - Esq.
McParland & Phillips
221 North LaSalle Street
Chicago, Illinois 60601

AFTER RECORDING RETURN TO:

Ms. Claudina Randle
3113-4 Bernice Road
Lansing, Illinois 60438

STATE TAX

STATE OF ILLINOIS

MAR - 8.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000003118

REAL ESTATE TRANSFER TAX
00068.00
FP 103036

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR - 8.07

REVENUE STAMP

000003017

REAL ESTATE TRANSFER TAX
00034.00
FP 103047