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Doc#: 0709541197 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2007 03:33 PM Pg: 1 of 4

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

7

2072510-117.10fall-10

M.G.R. TITLE

THE GRANTOR, **SEDGWICK GARAGE, L.L.C.**, 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 Kilkee Builders & Development, Inc., an Illinois corporation of 3514 N. Seeley, Chicago, Illinois 60647, 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(S) G-8, G-9, G-10, G-11, G-12, G-34**
1445 N. SEDGWICK STREET
CHICAGO, ILLINOIS 60610

Permanent Real Estate Index Numbers: **17-04-200-093-0000, 17-04-200-094-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers this 2nd day of April, 2007.

SEDGWICK GARAGE, L.L.C.,
an Illinois Limited Liability Company

BY: **SENCO PROPERTIES, INC.,** Manager

BY: [Signature]
Its President

BY: **424 PROPERTIES, L.L.C.,** Manager

BY: [Signature: Kevin Donnad]
Its Manager

City of Chicago
Dept. of Revenue
500994



Real Estate
Transfer Stamp
\$787.50

04/04/2007 11:42 Batch 11893 29

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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 WILLIAM SENNE, President of SENCO PROPERTIES, INC. and KEVIN DERMODY, Manager of 424 PROPERTIES, L.L.C., personally known to me to be the Managers of SEDGWICK GARAGE, L.L.C., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their 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 3rd day of April, 2007.



[Signature]
NOTARY PUBLIC

Mail To:

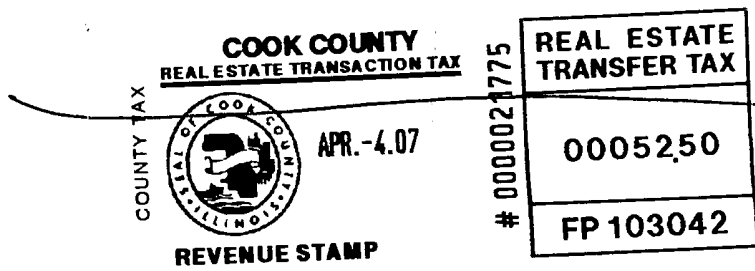
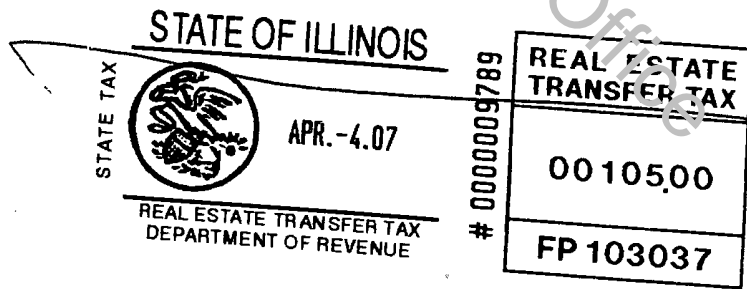
Kevin Burke
Smith Hemmesch Burke Branniga
10 S. LaSalle, Suite 2660
Chicago, Illinois 60603

Name and Address of Taxpayer:

Kilkee Builders & Development, Inc.
3514 N. Seeley
Chicago, Illinois 60647

Prepared By:

Steven E. Moltz
PALMISANO & LOVETRAN
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603



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LEGAL DESCRIPTION

PARCEL 1:

UNIT G-8, G-9, G-10, G-11, G-12 AND G-34, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SEDGWICK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PART OF THE EAST ½ OF LOT 50 IN OGDEN'S SUBDIVISION OF THE WEST ½ OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0604731034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.50 FEET OF THE EAST 10.26 FEET OF THE WEST 18.31 FEET OF THAT PART OF THE EAST ½ OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST ½ OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF) IN THE SUBDIVISION OF THE WEST ½ OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.70 FEET OF THE EAST 16.77 FEET OF THAT PART OF THE EAST ½ OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A

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POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST ½ OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF) IN THE SUBDIVISION OF THE WEST ½ OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

2 (undivided) P.I.N.'s: **17-04-200-093-0000 and 17-04-200-094-0000**

Commonly Known as: **UNIT G-8, G-9, G-10, G-11, G-12 AND G-34,
1445 N. SEDGWICK
CHICAGO, ILLINOIS 60614**

Property of Cook County Clerk's Office