



Doc#: 0712041015 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2007 09:54 AM Pg: 1 of 3

MTC# 207323 (TA)

8

WARRANTY DEED
Statutory (Illinois)

Send Subsequent Tax Bills to:

Alana K. Toy
420 E. 46th Street, Unit 1
Chicago, Illinois 60653

Mail to:

John Zimmerman
Attorney at Law
1425 W. Balmoral Avenue
Chicago, Illinois 60640

This Instrument was prepared by:

Marc E. Bouchard
19 S. LaSalle Street
Suite 900
Chicago, Illinois 60603

M.G.R. TITLE

THE GRANTOR, **GOLDFIN DEVELOPMENT, LLC** an Illinois 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 the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Manager of said company, CONVEYS and WARRANTS to

ALANA KAY TOY, A SINGLE WOMAN

of 3150 Finley Road, Unit 227, Downers Grove, Illinois 60615 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Permanent Real Estate Index Number(s): 20-03-415-019-0000(AFFECTS THE UNDERLYING LAND)
Address of Real Estate: **420 E. 46th STREET, UNIT 1 & P-1**
CHICAGO, ILLINOIS 60653

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2006 and subsequent.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 25 day of April, 2007.

GOLDFIN DEVELOPMENT, LLC
an Illinois limited liability company

BY: Maurice Nelson
Maurice Nelson, Manager

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MAURICE NELSON, personally known to me to be the Manager of GOLDFIN DEVELOPMENT, LLC, an Illinois limited liability company, 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 severally acknowledged that as such Manager he signed and delivered his said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as his 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 25 day of April, 2007.

Marc E Bouchard
NOTARY PUBLIC



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
504348 \$1,777.50
04/26/2007 11:06 Batch 07213 20



STATE TAX
STATE OF ILLINOIS
APR. 26. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010660
REAL ESTATE TRANSFER TAX
00237.00
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 26. 07
REVENUE STAMP

0000022966
REAL ESTATE TRANSFER TAX
0011850
FP 103042

UNOFFICIAL COPY

PARCEL 1:

UNIT 1, IN THE 420 E. 46TH STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 16-2/3 FEET OF LOT 3 AND THE WEST 16-2/3 FEET OF LOT 4 IN SNOW AND DICKINSON'S SUBDIVISION OF LOT 3 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, 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 0709215064, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0709215064.

PIN#: 20-03-415-019-0000 (AFFECTS THE UNDERLYING LAND)

Commonly known as: 420 E. 46TH ST., UNIT #1
CHICAGO, Illinois 60653

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 EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESEVERATIONS CONTAINED IN SAID DECLARATION THE SAME THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: (a) general real estates taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Property); (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) utility easements, whether recorded or unrecorded; (f) liens and others matters of title over which the Title Insurer is willing to insure over.