

This Instrument prepared by:

Valerie Haugh  
525 Dee Lane, Suite 200  
Roselle, IL 60172



Doc#: 0712733204 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/07/2007 11:17 AM Pg: 1 of 3

After recording return to:

JOHN L ELIAS  
8 S. Michigan Ave Ste 2800  
Chicago IL 60603

Mail subsequent tax bills to:

Mary and Ron Wright  
1615 W. Catalpa  
Unit 3  
Chicago, Illinois 60660

DEED OF CONVEYANCE

THIS INDENTURE, made this 30th day of April, 2007, between 1615 W Catalpa LLC., an Illinois limited liability company, with a mailing address at 1449 W. Summerdale, #2, Chicago, IL 60640, 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, party of the first part, and Mary Wright and Ron Wright, husband and wife, party of the second part, not as tenants in common, nor as joint tenants with the right of survivorship, but as TENANTS BY THE ENTIRETY.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3 IN 1615 W CATALPA CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

The East 10 feet of Lot 45 and all of Lot 46 in Block 1 of Summerdale Park, a subdivision of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

(HEREIN AFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY 1615 W CATALPA LLC RECORDED FEBRUARY 26, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0705715051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AND TOGETHER WITH THE WESTERN MOST PARKING SPACE SHOWN ON THE SURVEY.

BOX 333-57

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# UNOFFICIAL COPY

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, aforesaid, 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.



And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2006 (second installment) and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 1615 W Catalpa Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any, and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 14-07-207-020-0000

Address of real estate: 1615 W. Catalpa Street, Unit 3, Chicago, Illinois 60660

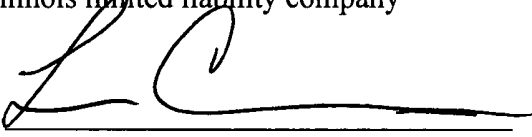
 CITY TAX MAY.-3.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000013719	<b>REAL ESTATE TRANSFER TAX</b>  03600.00  FP 103033
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 STATE OF ILLINOIS MAY.-3.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000031783	<b>REAL ESTATE TRANSFER TAX</b>  00480.00  FP 103032	COUNTY TAX  COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.-3.07 REVENUE STAMP	# 0000038882	<b>REAL ESTATE TRANSFER TAX</b>  00240.00  FP 100034
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# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first above written.

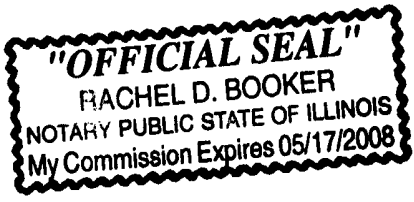
**1615 W CATALPA LLC,**  
an Illinois limited liability company

By:   
Laura Auwerda, Manager

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, Rachel Booker, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laura Auwerda, as Manager of **1615 W Catalpa LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said company, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23<sup>rd</sup> day of April, 2008.



  
Notary Public

Property of Cook County Notary Public's Office