

UNOFFICIAL COPY



Doc#: 0712942140 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/09/2007 11:53 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
(ILLINOIS)  
(Limited Liability Company  
to Individual)

CR 1/3  
SA 3656064  
27031063

The Grantors, WILLIAM MARKLE, LLC, DAVID MARKLE, LLC, and 1225 W. Morse, LLC, each being 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 the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, do hereby remise, release, alien and convey to: **HARRISON MASSEY**, of 6342 N. Sheridan, Chicago, Illinois 60660,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number: 11-32-119-007-0000

Address of Real Estate: 1225 W. MORSE AVE., UNIT **208 and P-40**  
CHICAGO, ILLINOIS 60626

Dated this 1st day of January, 2007.

WILLIAM MARKLE, LLC  
by: [Signature]  
WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE,  
its member

DAVID MARKLE, LLC  
by: [Signature]  
DAVID MARKLE, its member

1225 W. MORSE, LLC  
by: [Signature]  
DAVID MARKLE, President of Markle Management, Inc., its manager

STATE OF ILLINOIS, COUNTY OF COOK SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE (MEMBER OF WILLIAM MARKLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY), AND DAVID MARKLE, (MEMBER OF DAVID MARKLE, LLC), AN ILLINOIS LIMITED LIABILITY COMPANY, AND PRESIDENT OF MARKLE MANAGEMENT, INC., AN ILLINOIS CORPORATION, MANAGER OF 1225 W. MORSE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY), 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 HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND LIMITED LIABILITY COMPANIES, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my ~~handwritten~~ official seal, this 1st day of JANUARY, 2007  
Commission Expires 02/26/09  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/26/09 20  
[Signature]  
NOTARY PUBLIC

This instrument was prepared by Gael Morris, of Lawrence, & Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO: Harrison Massey  
1225 W. Morse Ave Unit 208  
Chicago, IL 60626

SEND SUBSEQUENT TAX BILLS TO:  
Harrison Massey  
1225 W. Morse Ave  
#208 Chicago, IL 60626


BOX 334 CTI

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**




MAY - 7.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000038914

REAL ESTATE TRANSFER TAX
00325.00
FP 103032

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY - 7.07


COUNTY TAX

REVENUE STAMP

# 0000039013

REAL ESTATE TRANSFER TAX
00162.50
FP 103034

**CITY OF CHICAGO**



MAY - 7.07

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013741

REAL ESTATE TRANSFER TAX
02437.50
FP 103033

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

UNIT 208 AND P-40 IN THE NORTH BEACH LOFTS CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19, 20 AND 21 IN BLOCK 1 IN L.E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 14, 2005, AS DOCUMENT NO. 0528727007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

subject only to the following: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record or to be recorded prior to Closing; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE 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, 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.

THERE WAS NO TENANT IN THE UNIT.