4380556-132

UNOFFICIAL COPY

WARRANTY DEED

Ø/1345/Ø51D

Doc#: 0713457051 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 05/14/2007 09:56 AM Pg: 1 of 3

S9 GIT

THIS INDENTURE, made this day of Limited Liability Corporation and the Granter (s), Holle Bodem an unmarked woman

of the City of Chicago, State of Illinois, WITNESSETH, that the party of the first part, for and in consideration of the sum of TENDCLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the party of the second part the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERF10 AND MADE A PART HEREOF

Subject only to: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by the Lincoln Center Condominium Association, NFP (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration. (4) Utility easements of record; (5) provisions of the Condominium Property Act of Illinois, as amended (the "Act"); and (6) such other matters as to which the Title Insurer commits to insure Buyer against loss or canage.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements apportenant to the below 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 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 and length herein.

PIN: <u>13-12-233-005-0000</u> (Affects property underlying land)

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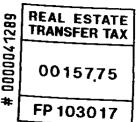
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Common Address: 2472 West Foster, Unit 405, PU-19, Chicago, Illinois 60625 DATED THIS MAY OF MAY 2007. 2472 WEST FOSTER LLC BY S & SHOMEBUILDERS, LLC, It's Manager MANAGER/MEMBER STATE OF) ss. COUNTY OF C , a notary public in and for said County, in the State aforesaid, DO TONK BURS HEREBY CERTIFY that CHAEL SCHWARTZ, MANAGER/MEMBER OF 2472 WEST FOSTER LLC 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 acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth. GIVEN under my hand and official scal this ZY day of " 'OFFICIAL SEAL" TONY BYERS Notary Public, State of Illinois My Commission Expires Oct. 05, 2010 Commission No. 966361 Commission expires 20 REAL ESTATE This document prepared by: CHICAGO TRANSFER TAX Vida Gosrisirikul HAY.10.07 0236625 D'Souza & Gosrisirikul, Ltd. 2303 W. North Avenue Chicago, Illinois 60647 FP 103018 REAL ESTATE TRANSACTION DEPARTMENT OF REVENUE After recording return to: Send future tax Luis 10. Catherine A. Schneider Hollie Bodem Law offices of Deborah S. Ashen, Ltd. 2472 W. Foster, Unit 405 217 N. Jefferson St, #600 Chicago, IL 60625 Chicago, IL 60661









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ORDER NO.: 1301 - 004380556 ESCROW NO.: 1301 - 004380556

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STREET ADDRESS: 2472 WEST FOSTER AVENUE UNIT 405

CITY: CHICAGO **ZIP CODE:** 60625

TAX NUMBER: 13-12-233-005-0000

COUNTY: COOK

ON EXHIBIT A'

LEGAL DESCRIPTION:

UNIT 405 AND PU19 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LINCOLN CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 06326(60 9, IN THE NORTHEAST 1/4 OF SECTION 12, IPA. TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PLINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.