

4380556-182

UNOFFICIAL COPY



WARRANTY DEED

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

5-9
GIT

THIS INDENTURE, made this 28th day of April, 2007, between the Grantor, 2472 WEST FOSTER LLC, an Illinois Limited Liability Corporation and the Grantee(s), Hollie Bodem, an unmarried 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 TEN DOLLARS (\$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 HERETO 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 damage.

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 appurtenant 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: 13-12-233-005-0000 (Affects property underlying land)

UNOFFICIAL COPY

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

1

STREET ADDRESS: 2472 WEST FOSTER AVENUE UNIT 405

CITY: CHICAGO

ZIP CODE: 60625

COUNTY: COOK

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

Property of Cook County Clerk's Office

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. 0632606079, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.