

WARRANTY DEED
(LLC to Individual)

THE GRANTOR(S)

GIT (5.9)

Catalpa Properties, LLC
An Illinois Limited Liability Company organized and
authorized to do business under the laws of the
State of Illinois

for and in consideration of Ten Dollars, and other
good and valuable considerations, cash in hand
paid, CONVEY(S) and WARRANT(S) to

ANGELA FAHEY,
INDIVIDUAL,



Doc#: 0713547018 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2007 08:16 AM Pg: 1 of 3

(The Above Sp

Property of Cook County Office

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 30 (Thirty) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CATALPA WEST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0628931034 AND THE FIRST AMENDMENT THEREOF, RECORDED AS DOCUMENT NUMBER 0711622005, IN SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO SAID PARKING SPACE NO(S). P- 23 (Twenty three), LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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 land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s) 13-12-205-025 THROUGH 13-12-205-031 (Underlying)

Address(es) of Real Estate: 2618-36 W. Catalpa, Chicago, IL 60625
DATED this May 3, 2007

This deed is executed pursuant to a duly adopted Resolution of Catalpa Properties, LLC.
In Witness whereof, said party has caused its corporate seal to be affixed hereto, and has caused its name to be signed by its sole member and manager on the day and year first written above.

The tenant of this unit failed to exercise the option to purchase the subject unit.

Eugene Fahey (SEAL)
Catalpa Properties, LLC
By Eugene Fahey, Member

Eugene Fahey (SEAL)
Catalpa Properties, LLC
Attest Eugene Fahey, Member

UNOFFICIAL COPY

State of Illinois
County of Cook, ss.

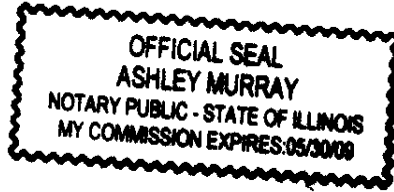
I, the undersigned Notary Public in and for said County DO HEREBY CERTIFY THAT the above named president and secretary, personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, sealed and delivered the said instrument as such officers of said Limited Liability Company and caused the seal of said Limited Liability Company to be thereunto affixed, as their free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this May 3, 2007

Commission expires 5/30/2009

Ashley Murray
(Notary Public)

This instrument was prepared by
Siobhan C Murray, PC
100 N. Prospect,
Park Ridge, Il. 60068
847-823-1803

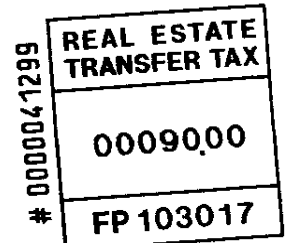
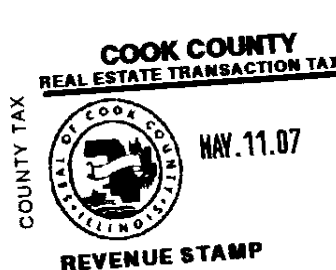
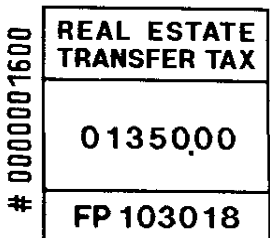
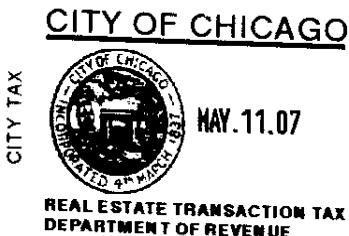
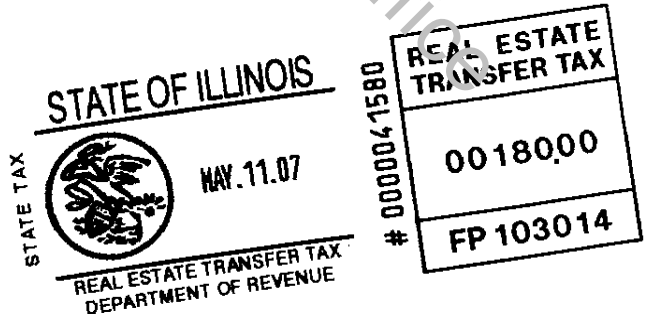


Property of Cook County Clerk's Office

Mail to: (Recorder Box No. _____)

*Angela Fahey
2034 W. Catalpa #30
Chicago IL 60625*

Send subsequent tax bills to:
Angela Fahey
2634 West Catalpa, #30
Chicago, Il. 60625



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THIS PROPERTY IS NEW CONSTRUCTION. THE GRANTEE ON ATTACHED DEED IS/WILL BE THE UNIT'S FIRST TENANT.

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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

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