

# UNOFFICIAL COPY

1063

## WARRANTY DEED

(Entity to Individual)



Doc#: 0713811006 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2007 09:18 AM Pg: 1 of 3

Recorder's Stamp

Mail to:

Kaufman & Ryan  
Slab W Lake  
Chicago, IL 60661

Name and Address of Taxpayer:

Mr. Christofer J. and Dina Cooper  
917 W. Agatite, Unit #3F  
Chicago, IL 60640

0702695053

THE GRANTOR(S), **AGATITE UPTOWN, LLC**, an Illinois limited liability company, whose address is 2000 N. Racine, #2160, Chicago, Illinois 60614, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

**CONVEY(S) and WARRANT(S) to CHRISTOFER J. COOPER, DINA TELL COOPER**, husband and wife and **LEONID TELL**, a married man, whose address is 3617 N. Pine Grove Ave., # 3W, Chicago, Illinois, not as tenants in common, but as *JOINT TENANTS*, with the right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

"SEE ATTACHED LEGAL DESCRIPTION"

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

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 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.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

Address of Property: 917 W. Agatite, Unit #3F  
Chicago, Illinois 60640

Permanent Index Number: 14-17-228-008-0000 (affects the underlying land)

DATED this 2<sup>ND</sup> day of May, 2007.

Agatite Uptown, LLC

By: Jeffrey S. Parkhill  
Jeffrey S. Parkhill, Manager

Cook County Clerk, Inc.  
2400  
IL 60606-4650  
Attn: Search Department

3PG  
C.F.

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State of Illinois )  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jeffrey S. Parkhill**, Manager of **Agatite Uptown, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of Agatite Uptown, LLC, as the free and voluntary act and deed of Agatite Uptown, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of MAY, 2007



*Steven K. Norgaard*  
Notary Public

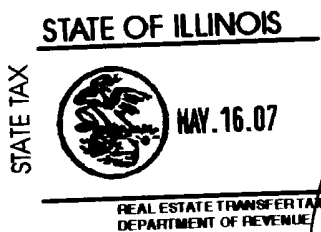
IMPRESS SEAL HERE

### \_\_\_\_\_ COUNTY - ILLINOIS TRANSFER STAMP

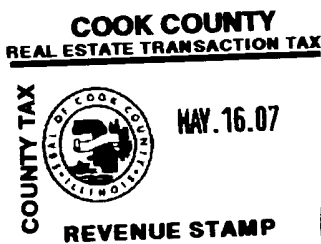
#### NAME and ADDRESS OF PREPARER:

Steven K. Norgaard  
Attorney at Law  
493 Duane Street  
Glen Ellyn, IL 60137

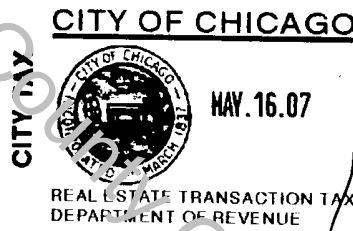
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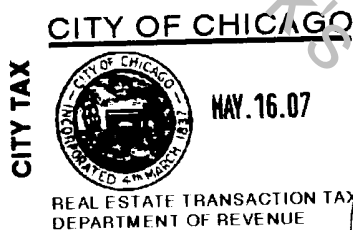
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REAL ESTATE TRANSFER TAX
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FP326652



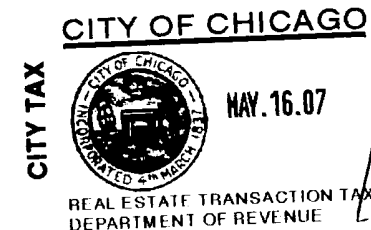
COUNTY TAX
REAL ESTATE TRANSFER TAX
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FP326665



CITY TAX
REAL ESTATE TRANSFER TAX
01000.00
FP326650



CITY TAX
REAL ESTATE TRANSFER TAX
01000.00
FP326650



CITY TAX
REAL ESTATE TRANSFER TAX
00227.50
FP326650

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ATTORNEYS' TITLE GUARANTY FUND, INC.**LEGAL DESCRIPTION****Legal Description:**

PARCEL 1: UNIT 3F IN THE AGATITE UPTOWN CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN BLOCK 2 IN JOHN N. YOUNG'S SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTH 10 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED AUGUST 22, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0523432072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 14-17-228-008-0000

**Property Address:**

917 W. Agatite, Unit #3F  
Chicago, IL 60640

Property of Cook County Clerk's Office