

UNOFFICIAL COPY



Doc#: 0714342024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/23/2007 08:17 AM Pg: 1 of 3

WARRANTY DEED

(The above space for recorder's use only.)

THE GRANTOR, DAVID CANAVAN BUILDERS, LLC, an Illinois Limited Liability Company organized and licensed to transact business in the State of Illinois under and by virtue of the laws of the State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid and pursuant to authority given to the Member/Manager thereof, Conveys and Warrants to MONICA RAMIREZ and CYNTHIA GERMAIN, 3930 N. Pine Grove, Chicago, Illinois 60613, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1:

Unit Number 3N in the Moate Place Condominiums recorded as delineated on a survey of the following described real estate:
Lot 24 in Block 9 in Irving Park, a subdivision of the Southeast 1/4 of Section 15, and the North 1/2 of the Northeast 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois;
Which Survey is Attached as Exhibit A to the Declaration of Condominium Recorded as Document Number 0621531024, and amended as Document 0622339034, together with its Undivided Percentage Interest in the Common Elements.

Parcel 2:

The Exclusive Right to the use of P-8, and S-7, a Limited Common Element as Delineated on the Survey Attached to the Declaration aforesaid recorded as Document Number 0621531024 and amended as Document 0622339034.

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 property described therein.

The 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.

Handwritten signature and date: 5/23/07

Handwritten notes on the left margin: CT1 SA3129036 CND BK NDAB 1072

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SUBJECT TO: (a) general real estate taxes for 2006 and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights; (c) the Declaration of Condominium recorded as Document No. 0621531024 including all Exhibits thereto as amended from time to time and the First Amendment to Declaration of Condominium; (d) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (e) the Illinois Condominium Property act and the Condominium Ordinance of the Chicago Municipal Code; (f) the Plat of Survey attached as Exhibit A to the Declaration aforesaid; (g) applicable Zoning and Building Laws and Ordinances; (h) Unrecorded public utility easements, if any; (i) Grantee's Mortgage, if any; (j) plats of dedication and covenants thereof, if any; (k) acts done or suffered by Grantee, or anyone claiming under the Grantee.


Permanent Real Estate Index Number: 13-15-411-011-0000

Address of Real Estate: 4203 North Kedvale, Unit 3N, Chicago, IL 60641

DATED this 16th day of May, 2007

CITY TAX

CITY OF CHICAGO



MAY 17 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015934

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|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 0275250 |
| FP 102805 |

DAVID CANAVAN BUILDERS, LLC,
An Illinois Limited Liability Company

By *Gerard Canavan* (SEAL)
Member/Manager

State of Illinois)
) SS.
County of Cook)


I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerard Canavan personally known to me to be a Member/Manager of David Canavan Builders, LLC, 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, and acknowledged that he signed and delivered the said instrument as David Canavan Builders, LLC pursuant to authority, given by the managers of said company as their free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of May, 2007.

Frederick A. Kelly
Notary Public

STATE TAX

STATE OF ILLINOIS



MAY 17 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000102220

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|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 0036700 |
| FP 102808 |

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY 17 07

REVENUE STAMP

0000102453

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 0018350 |
| FP 102802 |

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This instrument was prepared by Frederick P. Heiss, 166 West Washington Street - Suite 600, Chicago, IL 60602.

Send subsequent tax bills to:

Mail to: Holiday C. Tarr

Monica L. Ramirez

203 North LaSalle St.

4203 N. Kedvale - Unit 3N

Suite 2100

Chicago, IL 60601

Chicago, IL 60641

Property of Cook County Clerk's Office