



Doc#: 0716640170 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/15/2007 02:41 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR

BRIDGEPORT LANDINGS LLC

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 (\$10.00) ----- DOLLARS, and for other good and valuable considerations _____ in hand paid, and pursuant to authority given by the Board of Directors of the managing members of said corporation, CONVEYS AND WARRANTS to:

BRIAN GROSKOPF, a single person not married, of 1932 N. Winchester Ave. Chicago, IL 60622

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

See Legal Attached as "Exhibit A"

Permanent Real Estate Index Number(s): 17-29-404-022 and 17-29-404-028 and 17-29-404-030 (underlying Parcel, includes other property)
Address(es) of Real Estate: 2527 S. Mary Street, Chicago, Illinois 60608
SUBJECT TO: covenants, conditions, and restrictions of record, Document No. 0612145084; Seller's right to repurchase property if Purchaser does not reside in property within 7 months after Closing or contracts to sell or lease property within 1 year of Closing, and to General Taxes for 2006 and subsequent years.

20

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 2 day of May, 2007.

Bridgeport Landings LLC

By: Wendy Arlino
President of Managing Member

Attest: [Signature]
Secretary of Managing Member

FIRST AMERICAN TITLE order # 1102008/10P3

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Wendy Andrews, personally known to me to be the President of the managing member of Bridgeport Landings LLC and J. Paul Bertsche, personally known to me to be the Secretary of the managing member of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

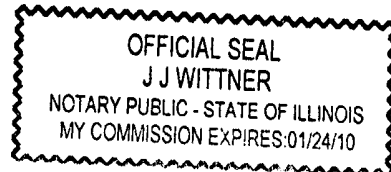
Given under my hand and official seal, this 21st day of May, 2007.

Commission expires Jan 24, 2010.

J J Wittner
NOTARY PUBLIC


This instrument was prepared by: Daniel G. Quinn, Attorney, 4479 Central Avenue, Western Springs, IL 60558

Mail to: Mark L. Spiegel, Esq.
25 E. Washington Street - Suite 1501
Chicago, IL 60602



Send Subsequent Tax Bills to: Brian Groskopf
2527 S. Mary Street
Chicago, IL 60608

CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE




CITY OF CHICAGO
JUN.-8.07

0000012228

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 03622.50 |
| FP 102812 |

COUNTY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE




COOK COUNTY
JUN.-8.07

0000043074

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00241.50 |
| FP 103028 |

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



STATE OF ILLINOIS
JUN.-8.07

0000042876

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00483.00 |
| FP 103027 |

UNOFFICIAL COPY

EXHIBIT 'A'

LEGAL DESCRIPTION

LOT 25, IN BRIDGEPORT LANDINGS SUBDIVISION, BEING A SUBDIVISION OF LOTS, BLOCKS AND VACATED STREETS AND ALLEYS IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 2006 AS DOCUMENT 0623745064, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2527 S. MARY STREET, CHICAGO, IL 60608

P.I.N.: 17-29-404-022 and 17-29-404-028 and 17-29-404-030 (affects this parcel and other land)

Property of Cook County Clerk's Office