

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0717005086 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/19/2007 10:36 AM Pg: 1 of 3

Ticor Title Insurance

The above space for recorder's use only

The Grantor, **PLAN B INVESTMENT GROUP, LLC**, an Illinois limited liability company, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **WARRANTS** to **JENNIFER ZIEGLER**, a single woman, of Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

### PARCEL 1:

UNIT NUMBER 1F IN THE GREYSTONE MANOR ASSOCIATION CONDIMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN THE SUBDIVISION OF LOT 8 IN BLOCK 4 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0634615005; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PS - ~, A LIMITED COMMON ELEMENT AND STORAGE SPACES S-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

BOX 15

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C-7

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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.

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 AT LENGTH HEREIN.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

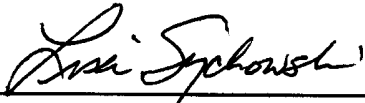
- (a) general real estate taxes not due and payable at the time of closing;
- (b) the Act and Code;
- (c) the Condominium Documents, including the Condominium Declaration of Ownership and By-Laws, Covenants, Conditions and Restrictions and all amendments thereto;
- (d) applicable zoning and building laws and ordinances;
- (e) any such other covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit);
- (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; and
- (g) utility easements, whether recorded or unrecorded.

PERMANENT INDEX NO.: 13-36-411-014-0000

ADDRESS OF PROPERTY: 1825 N. Washtenaw Ave., Unit 1F & S-5, Chicago, Illinois 60647

Dated: 6/4/, 2007

**Plan B Investment Group, LLC**, an Illinois  
limited liability company

By:   
Lisa Sychowski, Manager

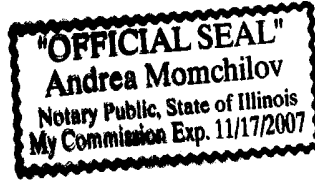
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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, does hereby certify that Lisa Sychowski, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this 4<sup>th</sup> day of June, 2007.

*A. Momchilov*  
 NOTARY PUBLIC



*Mail*  
~~Mail recorded~~ **Dead and subsequent Tax Bills to:**

Jennifer Ziegler  
1825 N. Washburn Unit 1F  
Chicago IL 60647

**This instrument prepared by:**

Dena I. Levy  
 Borek & Goldhirsh  
 3545 Lake Avenue, Suite 200  
 Wilmette, Illinois 60091

*Mail recorded ded to*  
Christian Cheraweth  
Henneke Burke LLC  
2 N. LaSalle #1110  
Chicago IL 60602



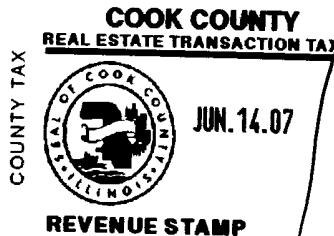
REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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FP 102809

# 000039343



REAL ESTATE TRANSFER TAX
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