

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0717133222D

Doc#: 0717133222 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2007 02:25 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, Daggs, L.L.C., an Illinois Limited Liability Company, a 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managing member of said company, **CONVEY(S)** and **WARRANT(S)** to William Mattingly and Candace Mattingly, *husband and wife*

(GRANTEE'S ADDRESS) 10501 GOLF RD. *Oakland Park, Ill. 60462*
of the County of COOK, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT 'A'

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2005 and subsequent years.

"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 it self, 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 right, 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 Unit 1R has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Number(s): 13-25-307-049-0000 (affects other property)

Address(es) of Real Estate: 2704 North California, Unit 1R, Chicago, Illinois 60647

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its managing member, this 20th day of July, 2006.

Daggs, L.L.C., an Illinois Limited Liability Company

By *Stephen N. Fisher*
Name: Stephen N. Fisher
Its: managing member

POOL 234

3/2

1/1

over

of

may from

3/25/06

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Lake SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Stephan N. Fisher, the managing member of Daggs, L.L.C., an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument as such managing member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of July 2006



Alesia B. Cameron (Notary Public)


Prepared By: Christine A. Zyda
208 West Washington Street Suite 1209
Chicago, Illinois 60606-3577

Mail To:
Steve Klem
111 West Washington Street, Suite 1415
Chicago, Illinois 60602

Name & Address of Taxpayer:
William and Candace Mattingly
2704 North California, Unit 1R
Chicago, IL 60647

STATE OF ILLINOIS

STAT. TAX



JUN. 18. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000102888

REAL ESTATE TRANSFER TAX
00290.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 18. 07


REVENUE STAMP

000010317

REAL ESTATE TRANSFER TAX
00145.00
FP 102802

CITY OF CHICAGO

CITY TAX



JUN. 18. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016457

REAL ESTATE TRANSFER TAX
02175.00
FP 102805

UNOFFICIAL COPY**STREET ADDRESS:** 2704 NORTH CALIFORNIA

UNIT 3F

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:****LEGAL DESCRIPTION:**

PARCEL 1: UNIT 1R IN THE 2704 N. CALIFORNIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THE SOUTH 11 FEET OF LOT 10 AND ALL OF LOT 11 IN BLOCK 1 IN J.L.SHEAFFER'S SUBDIVISION OF LOT 2 OF THE PARTITION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617916052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTCHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Property of Cook County Clerk's Office