

# UNOFFICIAL COPY

no  
ABS



Doc#: 0719301010 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/12/2007 06:48 AM Pg: 1 of 3

1 of 2

Property of Cook County Clerk's Office

## DEED

LND

STATE TAX

STATE OF ILLINOIS

JUL. 10.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000103397

REAL ESTATE TRANSFER TAX
00380.50
FP 102808

8376201

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

JUL. 10.07

REVENUE STAMP

# 0000103630

REAL ESTATE TRANSFER TAX
00190.25
FP 102802

CITY TAX

CITY OF CHICAGO

JUL. 10.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016882

REAL ESTATE TRANSFER TAX
02853.75
FP 102805

Practin

OTI

Box 334

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## CORPORATE WARRANTY DEED BERKELEY SQUARE CONDOMINIUMS (Corporation to Individual)

THIS DEED, made as of this 20th day of June,  
2007 between 44TH AND BERKLEY DEVELOPMENT, LLC, an  
Illinois limited liability company, duly authorized to transact business  
in the State of Illinois, having an address of 4355 North  
Ravenswood, Chicago, Illinois 60613 ("Grantor"), and \_\_\_\_\_  
DIANNE DENTON

\_\_\_\_\_ ("Grantee") WITNESSETH, that the Grantor,  
for an in consideration of the sum of Ten Dollars (\$10.00) and  
other good and valuable consideration in hand paid, the receipt  
whereof is hereby acknowledged, by these presents conveys and  
warrants unto the Grantee the following described Real Estate  
situated in the County of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated  
herein by this reference.

Address of Real Estate/Unit Reference: 4455-1 S. Berkeley; GU-5  
Chicago, Illinois 60653

Permanent Real Estate Index Number: 20-02-303-025-0000; 20-02-308-026-0000  
20-02-308-027-0000

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility  
easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above  
written.

44TH AND BERKLEY DEVELOPMENT, LLC,  
an Illinois limited liability company

By: M. Shihadeh  
Ibrahim M. Shihadeh, Manager

This instrument was prepared by  
J. Joseph Little, Esq.  
One East Wacker Drive #2222  
Chicago, Illinois 60601

Upon recording mail to:  
MARK D. WETTERQUIST  
20 N. CLARK ST., #3200  
CHICAGO, IL 60602

Send subsequent tax bills to:  
Dianne K Denton  
4155 S. Berkeley  
Unit 1  
Chicago IL 60608

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 Ibrahim M. Shihadeh, the Manager of 44TH AND BERKLEY DEVELOPMENT, LLC, an  
Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed  
to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the  
said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company  
voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of June 2007

Commission Expires: 5-9-2008  
**5-9-2008 OFFICIAL SEAL**  
**LUCILLE ANN LITTLE**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 5-9-2008

J. Joseph Little  
Notary Public

Box 334

BS

1 of 2

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## LEGAL DESCRIPTION RIDER

### PARCEL 1:

UNIT NO. 4455-1 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

GARAGE UNIT NO. GU-5 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, 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 077115120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 4455-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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 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.

Property Addresses: 4455 South Berkeley Avenue #1; GU-5  
Chicago, Illinois 60653

Permanent Index Numbers: 20-02-308-025-0000  
20-02-308-026-0000  
20-02-308-027-0000