

# UNOFFICIAL COPY



Doc#: 0719742101 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/16/2007 11:25 AM Pg: 1 of 4

DEED

Property of Cook County Clerk's Office

071 STS 98773 AND BK 1001 STAN 1002

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

JUL 11 2007

# 0000103650

REAL ESTATE TRANSFER TAX
00260.00
FP 102802

REVENUE STAMP

CITY TAX

**CITY OF CHICAGO**

JUL 11 2007

# 00001016897

REAL ESTATE TRANSFER TAX
03900.00
FP 102805

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

STATE TAX

**STATE OF ILLINOIS**

JUL 11 2007

# 0000103417

REAL ESTATE TRANSFER TAX
00520.00
FP 102808

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

Handwritten signature/initials

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SPECIAL WARRANTY DEED

Mail to

Scott H. Power  
521 S La Grange Road Suite 201  
La Grange, IL 60525

THIS INDENTURE, made  
this 29<sup>th</sup> day of June, 2007

between 2155-57 W. Division Properties LLC.

an Illinois 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 party of the first part, and Daran Puffer party of the second part, of The City of Chicago, County of Cook, State of Illinois.

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors and of the Managing Manager of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, Daran Puffer and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: and as more fully described in Exhibit A attached hereto:

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), thereof and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, his heirs and assigns forever.

The Party of the First Part also grants to the Party of the Second Part, his successor and assigns, as rights and easement 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 Party of the First Part reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described herein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and representations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

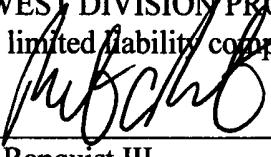
The party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; 2157 West Division Condominium Association; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of

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dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said party of the first part has affixed, and has caused its name to be signed to these presents by its Managing Manager, ROBERT C. RANQUIST, and III.

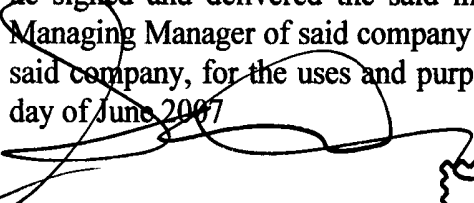
2155-57 WEST DIVISION PROPERTIES LLC.  
an Illinois limited liability company

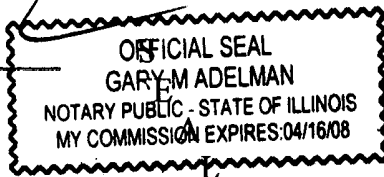
By:   
Robert C. Ranquist III  
Its Managing Manager

Name and Address of Taxpayer:  
Daran Puffer  
2157 W Division St Unit 202 & TU 6  
Chicago, Illinois 60622

STATE OF ILLINOIS     )  
                                  ss.     )  
COUNTY OF LAKE     )

I, GARY M. ADELMAN a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that ROBERT C. RANQUIST, III is personally known to me to be the Managing Manager of 2155-57 W DIVISION PROPERTIES LLC. a limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that as such Managing Manager he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors to the Managing Manager of said company as his 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 29<sup>th</sup> day of June 2007

  
Notary Public  
My commission expires



This instrument was prepared by:  
Gary M. Adelman  
2245 W Huron  
Chicago, IL 60612

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STREET ADDRESS: 2157 W. DIVISION STREET

UNIT 202

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-06-302-039-0000

) 040

**LEGAL DESCRIPTION:**

UNIT 202 AND PU6 IN THE 2157 WEST DIVISION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 24 (EXCEPT THE WEST 1.25 FEET THEREOF) IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
ALSO

LOT 25 AND WEST 1.25 FEET OF LOT 24 IN THE SUBDIVISION OF THE NORTH PART OF BLOCK 2 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS  
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717903087; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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 PROEPRTY 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.