

UNOFFICIAL COPY

WARRANTY DEED

Limited Liability Company to Individual



Doc#: 0721826152 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 02:19 PM Pg: 1 of 3

MAIL TO:

Bryan McDonald
P.O. Box 476755
Chicago IL 60647

NAME & ADDRESS OF TAXPAYER:

Bryan McDonald
3554 West Franklin,
Unit 3E
Chicago, Illinois 60624

1/3
FIRST AMER
File # 1687624

THE GRANTORS, Garfield Manor, 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, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to BRYAN MCDONALD, a ~~(n/a)~~ ^{single} married man, Grantees Address: 849 N. Franklin, Unit 805, Chicago, Illinois the following described Real Estate situated in the County of Cook, the State of Illinois to wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF AS 'EXHIBIT A.'

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Permanent Real Estate Index Number: 16-11-216-023-0000
Property Address: 3554 West Franklin, Unit 3E, Chicago, Illinois 60624

Dated this 23 day of July, 2007



Garfield Manor, LLC (Seal)

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:
Benjamin W. Wong & Associates, Ltd.
2615 North Sheffield Ave.
Chicago, IL 60614

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EXHIBIT 'A' LEGAL DESCRIPTION RIDER

Unit No. **3E**, in **Garfield Manor** Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 20 and 21 in the Resubdivision of Lots 14 to 21 and 28 to 35 in Benjamin Lombard's Subdivision of Lots 12 and 13 of F. Harding's Subdivision of the West 1/2 of the Northeast 1/4 of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as **Exhibit "A"** to the declaration of condominium ownership recorded **October 4, 2006**, as document no. **0627710010**, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of condominium; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Each Unit consists of the space enclosed and bounded by the horizontal and vertical planes set forth in the delineation thereof on Exhibit A as well as any pipes, ducts, lines, shafts, electrical wiring and conduits, and individual heating, cooling and ventilation systems or equipment situated entirely within a Unit and serving only such Unit. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown as Exhibit A. Every deed, lease mortgage or other instrument may legally describe a Unit by its identifying number or symbol as shown on Exhibit A and every such description shall be deemed good and sufficient for all purposes.

Except as provided by the Act, No Unit Owner shall, by deed, plat, court decree or otherwise, combine or subdivide or any other manner cause his Unit to be separated into tracts or parcels different from the whole Units as shown on Exhibit A; provided, that the Unit Owner for the purpose of increasing the size of the Unit owned by the Unit Owner and eliminating or reducing the size of another Unit owned by the Unit Owner. If a Unit Owner or Unit Owners combine or subdivide his or their Units pursuant to the Act, they may at their own expense, locate or relocate Common Elements affected or required thereby in accordance with the Act.

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