

TICOR TITLE 632103



WARRANTY DEED

Doc#: 0721911073 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/07/2007 11:45 AM Pg: 1 of 3

THE GRANTOR,
3330 North Ashland, LLC.
an Illinois Limited Liability Company
3720 N. Ashland
Chicago, IL 60613

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEYS and WARRANTS to:
Thurston Bailey and
Kimberly Bailey,
husband and wife
1732 A. Michigan
Houston, TX 77006

as TENANTS BY THE ENTIRETY the following described Real Estate situated in the County of Cook in the State
of Illinois, to wit:

³³³⁰
UNIT 1 IN THE ^{PART OF} NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE
FOLLOWING DESCRIBED TRACT OF LAND:
LOT 11 (EXCEPT THE NORTH 14.98 FEET THEREOF) AND ALL OF LOT 12 IN BLOCK 8 (EXCEPT THAT
PART TAKEN FOR WIDENING OF ASHLAND AVENUE) IN GERHARD H. THOMAS SUBDIVISION OF
BLOCKS 8 AND 9 IN LEIGHTON TURNER SUBDIVISION OF NORTH EAST ¼ OF EAST ¼ OF EAST ½ OF
THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT NUMBER 0618110250 TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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

*AS AMENDED BY FIRST AMENDED AND RESTATED DECLARATION
OF CONDOMINIUM RECORDED 7-10-07 AS DOCUMENT 0618110250
AS AMENDED*

Commonly known as: 3330 N. Ashland, Unit 1, Chicago, Illinois 60613

Permanent Index No.: 14-19-426-038-0000

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable
use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b)
applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium
Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants,
conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments
and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h)
encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j)
private easements, although Purchaser shall not take the property subject to any private easements not established by
the Declaration; (k) installments due after the date of closing for assessments established pursuant to the
Condominium Declaration (l) there were no tenants as this is new construction;

BOX 15

3K9

UNOFFICIAL COPY

Grantor also hereby grants to the Grantee, her 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 easement 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as TENANTS ~~AND~~ BY THE ENTIRETY forever.


DATED this 6th day of June, 2007.

3330 North Ashland, LLC.
an Illinois Limited Liability Company

By: [Signature]
John Langa
Its: Managing Member

~~CITY OF CHICAGO~~

CITY TAX



JUL.31.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004958

REAL ESTATE TRANSFER TAX
0449925
FP 102803

~~CITY OF CHICAGO~~

CITY TAX



AUG.-3.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004995

REAL ESTATE TRANSFER TAX
0000075
FP 102803

~~STATE OF ILLINOIS~~

STATE TAX



JUL.31.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039832

REAL ESTATE TRANSFER TAX
0060000
FP 102809

~~COOK COUNTY~~

COUNTY TAX



JUL.31.07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000039695

REAL ESTATE TRANSFER TAX
0030000
FP326707

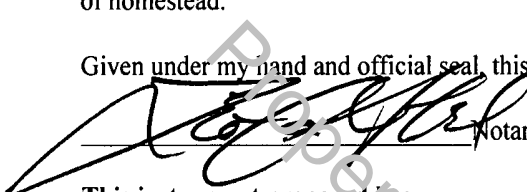
Property of Cook County Clerk's Office

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State of Illinois)
) s.s.
County of Cook

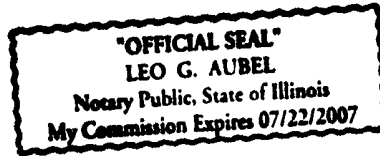
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 3330 North Ashland , LLC., an Illinois Limited Liability Company, by and through John Langa, its Managing Member, personally known to me to be the person whose name is subscribed to the foregoing 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 official seal, this 19th day of June, 2007.


Notary Public

My commission expires: _____

This instrument prepared by:
Leo G. Aubel
Deutsch, Levy & Engel
225 W. Washington St.
Suite 1700
Chicago, IL 60606



Send subsequent tax bills to:
Thurston & Kimberly Bailey
3330 N. Ashland, Unit 1
Chicago, IL 60613

After Recording, MAIL TO:
Warren Silver
1700 W. Irving Park Road,
Suite 102
Chicago, IL 60613

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