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WARRANTY DEED (Illinois)

Doc#: 0722041029 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 09:35 AM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form
Neither the publisher nor the seller of this form makes any warranty
with respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

THE GRANTOR, DAMEN PROPERTIES, LLC,
a 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 the sum of Ten and 00/100 (\$10.00)
Dollars in hand paid, the receipt whereof is hereby acknowledged,
and pursuant to authority of the manager
of said company, CONVEYS AND WARRANTS TO:

Jennifer Wilson, a single female
of the following address:
1130 S. Michigan Avenue, #1608
Chicago, IL 60605

the following described real estate, situated in the County of Cook and in the State of Illinois,
to wit:

See Exhibit A attached hereto.

Permanent Real Estate number(s): 14-19-225-001

Address(es) of real estate: 1951-57 W. Waveland, Unit 1953-3, Chicago, Illinois 60618

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its
Manager, the day and year first above written.

DAMEN PROPERTIES, LLC,
a limited liability company

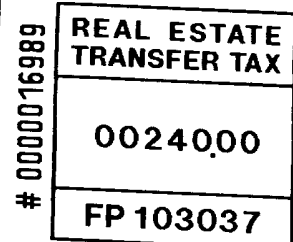
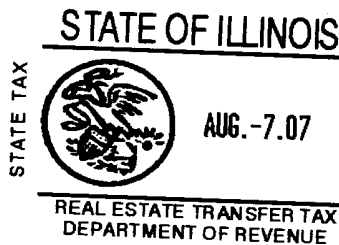
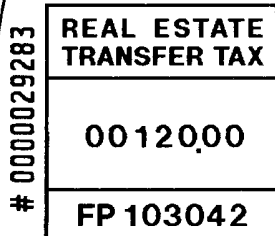
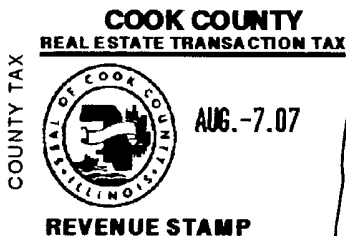
By: [Signature]
Anthony Caito
Its: Manager

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
523894 \$1,800.00
08/07/2007 09:25 Batch 07279 27



*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

This instrument was prepared by Gregory A. McCormick, 223 W. Jackson Blvd., Suite 1010, Chicago,
IL 60606, (312) 288-0105.



Lawyers Unit #03308 Case# 1569045

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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

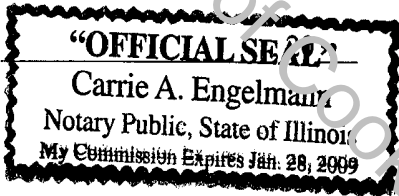
I, Carrie Engelmann the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Anthony Caito
Personally known to me to be the _____ President of the corporation, and
_____ Secretary of said corporation, and personally

IMPRESS known to me to be the same person whose name is subscribed to the
SEAL foregoing instrument, appeared before me this day in person, and
HERE acknowledged that he signed, sealed and delivered the said instrument
as _____ 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 _____ day of July, 2007.

Commission expires



Carrie A. Engelmann
NOTARY PUBLIC

This instrument was prepared by Gregory McCormick, 223 W. Jackson #1010, Chicago, IL 60606
(Name and Address)

MAIL TO:

Eric Feldman & Assoc.
(Name)
1455 N. Paulina St.
(Address)
Chicago IL 60622
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Jennifer Wilson
(Name)
1951-57 W. Waveland, Unit 1953-3
(Address)
Chicago, IL 60618
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 1953-3 IN DAMEN POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 16 AND 17 IN BLOCK 5 IN JOHN TURNER'S HEIRS SUBDIVISION OF BLOCKS 1 THROUGH 4 BOTH INCLUSIVE OF JOHN TURNER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 19 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE EXCEPT THAT PART OF THE NORTH ¼ OF THE NORTHWEST ¼ OF SAID SOUTHWEST ¼ WEST OF WOLCOTT STREET IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617431039, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT S-8, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617431039.

GRANTOR HEREBY GRANTS TO GRANTEE AND ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS APPURTENANT TO THE UNIT DESCRIBED HEREIN FOR THE BENEFIT OF SAID UNIT AS 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 HEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULTED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT AT THE TIME OF CONVERSION AND, THEREFORE, THERE WAS NO RIGHT OF FIRST REFUSAL.

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SUBJECT TO:

(1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE ILLINOIS CONDOMINIUM PROPERTY ACT; (3) THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; (4) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (5) LIENS BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (6) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (7) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD

PIN: 14-19-225-001

COMMON ADDRESS: 1951-57 W. WAVELAND AVE., UNIT 1953-3,
CHICAGO, ILLINOIS, 60630