

43

WARRANTY DEED
(Limited Liability Company to Individuals)
TENANCY BY THE ENTIRETY



0722026011

Doc#: 0722026011 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2007 09:19 AM Pg: 1 of 3

0701920900110

THE GRANTOR, 1457-59 W. CATALPA BUILDING, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JASON C. DE SANTO and EMILY L. DE SANTO, as husband and wife, 3620 North Fremont, #1, Chicago, IL 60613, not as Joint Tenants or Tenants in Common, but as TENANCY BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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 Wife and Husband, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO, IF ANY: Exceptions contained in Rider attached hereto.

JV

Permanent Real Estate Index Number: 14-08-108-012-0000

Address of Real Estate: 1457 West Catalpa, Unit #2-East, Chicago, IL 60640

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Its Manager this 26 day of JULY, 2007.

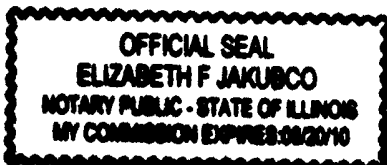
1457-59 W. CATALPA BUILDING, L.L.C.,
an Illinois Limited Liability Company,

BY: Rodney E. Starr (SEAL)
RODNEY ENSTARR, Its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RODNEY E. STARR, as Manager of 1457-59 W. CATALPA BUILDING, L.L.C., an Illinois Limited Liability Company, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 26th day of JULY, 2007.



Elizabeth F. Jakubco
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 North Paulina, Chicago, IL 60657.


MAIL TO:
John Ciprion
2501 W. Higgins, #440
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:
Jason + Emily DeSanto
1457 W. Catalpa, Unit 2E
Chicago, IL 60640

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



AUG.-3.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000019838

REAL ESTATE TRANSFER TAX
00470.00
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG.-3.07


REVENUE STAMP

0000074809

REAL ESTATE TRANSFER TAX
00235.00
FP326665

CITY TAX

CITY OF CHICAGO



AUG.-3.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000030606

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



AUG.-3.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000030605

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



AUG.-3.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000030608

REAL ESTATE TRANSFER TAX
00525.00
FP326650

CITY TAX

CITY OF CHICAGO



AUG.-3.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000030607

REAL ESTATE TRANSFER TAX
01000.00
FP326650

UNOFFICIAL COPY

RIDER

PARCEL 1: UNIT #2-EAST IN CATALPA MANOR CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 15 FEET AND 10 INCHES OF LOT 28, ALL OF LOT 29, AND LOT 30 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 1 IN FEINBERG'S ADDITION TO EDGEWATER, BEING A SUBDIVISION OF LOT 1 IN EDSON'S SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED MAY 1, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0712115051, AS AMENDED FROM TIME TO TIME, 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-5, AND STORAGE SPACE S-4, AS LIMITED COMMON ELEMENTS, ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER G AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

COMMONLY KNOWN AS 1457 WEST CATALPA, UNIT #2-EAST, CHICAGO, IL 60640

P.I.N. 14-08-108-012-0000

Subject only to: (1) current general real estate taxes not yet due and payable; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable City of Chicago zoning, condominium and building laws or ordinances; (5) acts done or suffered by Buyer; (6) Condominium Property Act of Illinois; (7) Declaration of Condominium Ownership and By-Laws, and all amendments thereto; (8) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (9) existing leases, licenses and agreements affecting the Common Elements; (10) utility easements, if any, whether recorded or unrecorded; (11) installments due after the date of Closing for assessments levied pursuant to the Declaration.

Grantor also hereby grants to the Grantees, their 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 easements 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.