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Doc#: 0723242047 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2007 09:47 AM Pg: 1 of 6

DEED

Property of Cook County Clerk's Office

CTI Appanett SA3581496 LND 1 DFB.

6

Box 339

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DEED OF CONVEYANCE

<p style="text-align: center;">6454 North Sacramento CONDOMINIUM DEED</p> <p>THIS INDENTURE, made this 31st day of July, 2007, between Sacramento Arthur Inc., with a mailing address c/o Shahid Shekha; 2220 W. North Avenue, Chicago, Illinois 60647, 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 Karen Hunt, party of the second part.</p>	

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their 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:

UNIT 3 IN 6454 NORTH SACRAMENTO CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And 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, their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2006 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 6454 North Sacramento Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or

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suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.


The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 10-36-323-046-0000 //

Address of real estate: 6454 North Sacramento, Unit 3, Chicago, Illinois 60645

STATE TAX

STATE OF ILLINOIS



AUG. 15. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000150000

REAL ESTATE TRANSFER TAX
00362.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 15. 07


REVENUE STAMP

0000104000

REAL ESTATE TRANSFER TAX
00181.00
FP 102802

CITY TAX

CITY OF CHICAGO



AUG. 15. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

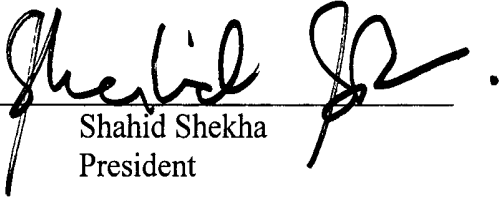
0000017476

REAL ESTATE TRANSFER TAX
02715.00
FP 102805

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IN WITNESS WHEREOF, Shahid Shekha, as President of Sacramento Arthur, Inc. has executed this instrument as of the day and year first above written.

SACRAMENTO ARTHUR, INC,

By: 
 Name: Shahid Shekha
 Its: President

This instrument was prepared by:		
Robert D. Latta, Esq.		MARCIANNE SAVIANO
2220 W. North Avenue		FLEISHER
Chicago, Illinois 60647		2490 Palazzo Ct.
		Buffalo Grove, IL
		60089
After Recording Mail to:		Send Subsequent Tax Bills To:
		KAREN HUNT
		6454 N. Sacramento #3
		CHICAGO, IL 60645

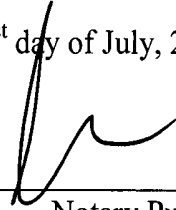
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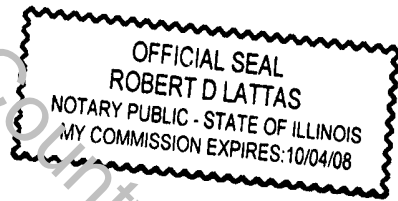
STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shahid Shekha, as President of Sacramento Arthur, Inc. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of July, 2007.



Notary Public



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STREET ADDRESS: 6454 N. SACRAMENTO UNIT 3

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 10-36-323-046-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 3 IN THE 6454 N. SACRAMENTO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THE NORTH 32.54 FEET THEREOF) IN BLOCK 4 IN GRADY AND WALLENS DEVON AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE EAST 505.82 FEET OF THE SOUTH 1328.42 FEET OF LOT 4 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0721215106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 , A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0721215106.

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