

UNOFFICIAL COPY

WARRANTY DEED Limited Liability Company to Individual



MAIL TO: ✓
Bryan McDonald
P.O. Box 476755
Chicago IL 60647

Doc#: 0723605025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2007 10:13 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

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

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) un 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 3D, Chicago, Illinois 60624 ✓

Dated this 6 day of August, 2007

BRC Member (Seal)
Garfield Manor, LLC

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

FIRST AMERICAN
File # 1525273
183

308

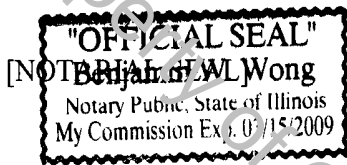
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STATE OF ILLINOIS }
 } SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian R. Aube, is personally known to me to be the Authorized Member of Garfield Manor, LLC, a Limited Liability Company, and is personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6 day of August, 2007.

Benjamin W. Wong
Notary Public



My Commission Expires: 3.15.09

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
AUG. 22. 07
0000013919
REAL ESTATE TRANSFER TAX
0105000
FP 102812

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
AUG. 22. 07
0000045946
REAL ESTATE TRANSFER TAX
0014000
FP 103027

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 22. 07
REVENUE STAMP
0000045946
REAL ESTATE TRANSFER TAX
0007000
FP 103028

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit No. 3D, in the Garfield Manor Condominium, 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 half of the Northeast quarter 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.

Mortgagor also hereby grants to the mortgagee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said land set forth in the declaration of condominium. This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 therein, This deed is subject to all rights, easements, covenants, condition, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein'.

Permanent Index #'s: 16-11-216-023-0000 Vol. 0553 ✓

Property Address: 3550 West Franklin, Unit 3D, Chicago, Illinois 60624 ✓

Clerk's Office