

UNOFFICIAL COPY



Doc#: 0727641121 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2007 12:48 PM Pg: 1 of 3

⑨ WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

2075457 M^C LaSalle

THE GRANTOR, 917 E. 78TH AVENUE DEVELOPMENT, LLC, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Eddie J. Phillips/JJ/ and Ashley Ryals, not as tenants in common but as JOINT TENANTS,

of 21900 Merrill Avenue, Sauk Village, Illinois 60411,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT 303-F
917 E. 78TH ST.
CHICAGO, ILLINOIS 60619

Permanent Real Estate Index Numbers: 20-26-319-022-0000

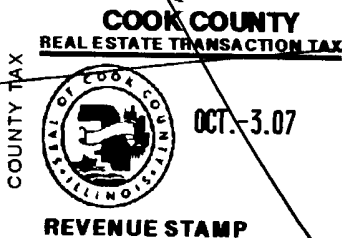
IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 28th day of September, 2007

917 E. 78TH AVENUE DEVELOPMENT, LLC,
an Illinois Limited Liability Company

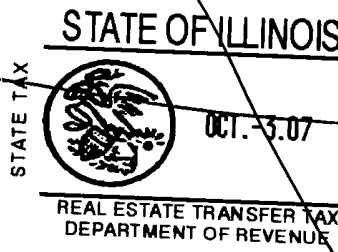
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
531678 \$735.00
10/03/2007 09:31 Batch 00719 21



BY: [Signature]
Its Manager



REAL ESTATE TRANSFER TAX
0004900
FP 103042



REAL ESTATE TRANSFER TAX
0009800
FP 103037

M.G.R. TITLE

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that GHEORGHE CIOBANICA, personally known to me to be the Manager of 917 E. 78TH AVENUE DEVELOPMENT, LLC, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28th day of September, 2007.



NOTARY PUBLIC

Mail To:

Daniel G. Mahoney
P.O. Box 9283
Chicago, Illinois 60609

Name and Address of Taxpayer:

Eddie J. Phillips Jr.
Ashley Ryals
917 E. 78th St., Unit 303-E
Chicago, IL 60619

Prepared By:

Steven E. Moltz
LAW OFFICES OF
STEVEN E. MOLTZ
19 South LaSalle Street, Suite 900
Chicago, Illinois 60603

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LEGAL DESCRIPTION

PARCEL 1

UNIT 303-E, IN THE GRANDVIEW OF CHATHAM CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2 AND 3 IN BLOCK 89 IN CORNELL, SAID CORNELL, BEING A SUBDIVISION OF SECTION 26 AND SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605910052, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605910052

ADDRESS: UNIT 303-E
917 E. 78th STREET
CHICAGO, ILLINOIS 60619

PIN: 20-26-319-022-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605910052 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.