

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0729931065 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/26/2007 12:00 PM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312.840-4747

542735 1 of 2

THE GRANTOR, 1746 W. Rascher, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to MICHAEL ~~FEATHERSTONE~~ FEATHERSTONE AND KELLY JEAN COLLINS-FEATHERSTONE, not as joint tenants, but as tenants by the entirety of the City of Chicago State of Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*DAVID
SEE LEGAL DESCRIPTION ATTACHED
AS EXHIBIT "A"

SUBJECT TO: general real estate taxes for 2007; the Act; The Declaration and the Condominium Association bylaws and rules and regulations, as amended from time to time; zoning and building laws and ordinances; covenants, conditions, restrictions, encroachments and easements of record; utility easements.

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 for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

THERE IS NO TENANT TO THIS UNIT

Permanent Real Estate Index Number(s): 14-07-206-008-0000
Address(es) of Real Estate: 1752 W. Rascher Unit 1752-3, Chicago, Illinois 60640

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, and this 11th day of October, 2007.

1746 W. Rascher, LLC

By
Michael J. Sato
Manager

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EXHIBIT "A"
TO WARRANTY DEED DATED OCTOBER 11, 2007
CONVEYING UNIT 1752-3,
1752 W. RASCHER, CHICAGO, IL 60641

PARCEL 1: UNIT 1752-3 IN THE RASCHER FLATS CONDOMINIUM AS
DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING REAL ESTATE:

LOT 23 IN BLOCK 2 IN SUMMERDALE PARK, A SUBDIVISION OF THE SOUTH
½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 40
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM OWNERSHIP RECORDED OCTOBER 4, 2006 IN THE OFFICE OF
THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT
NUMBER 0627722081, AS AMENDED FROM TIME TO TIME, ALONG WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK
COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER SL9, A
LIMITED COMMON ELEMENT, AS SET FORTH AND DELINEATED IN SURVEY
ATTACHED TO DECLARATION AFORESAID

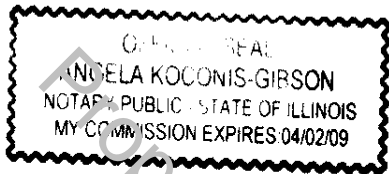
Right of Resale. Purchaser hereby represents and warrants as of the date hereof and as of
the Closing Date that Purchaser is acquiring the Unit for investment or personal use and
not for resale and, that in acquiring the Unit, Purchaser is not acting as agent or nominee
for any undisclosed party. Purchaser hereby agrees that Purchaser shall not resell the Unit
within one (1) years from the date of closing of the Unit, however, that such restriction on
the resale of the Unit shall not apply if the resale of the Unit is a result of Purchaser's
death, disability, divorce, separation, or job-related transfer. Purchaser or Purchaser's
agent shall notify Seller in writing within thirty (30) days of learning of such death,
disability, divorce, separation or job-related transfer that Purchaser intends to sell the Unit
and the basis for such sale within the 1 year period. Any sale in violation of the
provisions of this paragraph 19 shall be null and void and of no force and effect. The
Deed to be delivered on the Closing Date hereunder shall contain provisions incorporating
the foregoing restriction on resale. For purposes of this paragraph 19, the words "sell" or
"sale" shall include among other definitions any sale, transfer, articles of agreement for
deed, corporate transfer or other voluntary conveyance or transfer of the Unit which
intends directly or indirectly to cause the transfer of the right of ownership

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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 Michael J. Sato, personally known to me to be the Manager of the 1746 W. Rascher, LLC, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of October 2007.



[Signature]

(Notary Public)


Prepared By: Angela Koconis-Girson
4854 N. Kedvale
Chicago, Illinois 60630

Mail To: Michael Featherstone
1752 W Rascher #3
Chicago IL 60640.

Name & Address of Taxpayer:

SAME


STATE OF ILLINOIS

STATE TAX  OCT. 17. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000001849	REAL ESTATE TRANSFER TAX
	0000050
	FP 102804


STATE OF ILLINOIS

STATE TAX  OCT. 16. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000001847	REAL ESTATE TRANSFER TAX
	0022600
	FP 102804


CITY OF CHICAGO

CITY TAX  OCT. 16. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000024236	REAL ESTATE TRANSFER TAX
	0068250
	FP 102807


CITY OF CHICAGO

CITY TAX  FEB. 22. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000024205	REAL ESTATE TRANSFER TAX
	0101250
	FP 102807


COOK COUNTY

COUNTY TAX  OCT. 17. 07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

# 0000042176	REAL ESTATE TRANSFER TAX
	0000025
	FP 102810


COOK COUNTY

COUNTY TAX  OCT. 16. 07

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

# 0000042174	REAL ESTATE TRANSFER TAX
	0011300
	FP 102810

CITY OF CHICAGO

CITY TAX  OCT. 17. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000024237	REAL ESTATE TRANSFER TAX
	0000375
	FP 102807