

UNOFFICIAL COPY



STEWART TITLE OF ILLINOIS
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243

Doc#: 0730233036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/29/2007 10:54 AM Pg: 1 of 3

FILE NUMBER _____

5/16/07
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

WARRANTY DEED

PROPERTY ADDRESS:

9/3 West Foster # 3 + P-3
Chicago, IL 60640
14-07-400-009

PIN NUMBER:

COMMITMENT - LEGAL DESCRIPTION

* and Parking Space P-3
EXHIBIT A

Unit 1943-3 in the Winchester Square Condominium as delineated on a survey of the following described real estate:

That part of Block 3 in Clybourne's Addition to Ravenswood in the North 1/2 of the West 1/2 of the Southwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, bounded by a line described as follows: Beginning at the Southwest corner of Foster Avenue and Winchester Avenue; thence along the West line of Winchester Avenue to the South line of Lot 4 in said Block; thence West along the South line of Lot 4 in said Block to a point which is 90 feet East of the Southwest corner of said Lot 4; thence North along a line 90 feet East of and parallel to the West line of Lots 4 and 1 in said Block 3 in the South line of Foster Avenue; thence East along the South line of Foster Avenue to the place of beginning;

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded January 4, 2007 as document 0700415098, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

zelB

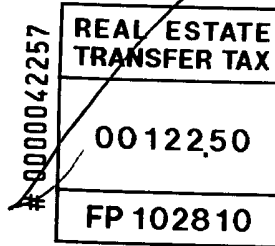
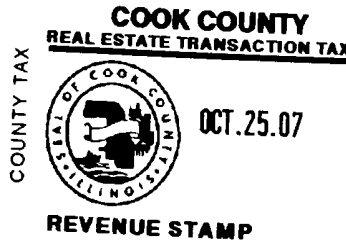
UNOFFICIAL COPY

10fz

WARRANTY DEED

STC/ 4/13/2
 PREPARED BY
 William J. R...
 Burton & Ralph LLP
 180 N. LaSalle Street Suite 1820
 Chicago, Illinois 60601

AFTER RECORDING MAIL TO:
 Christopher T. Strahm
 1943 W. Foster #3
 Chicago, Illinois 60640



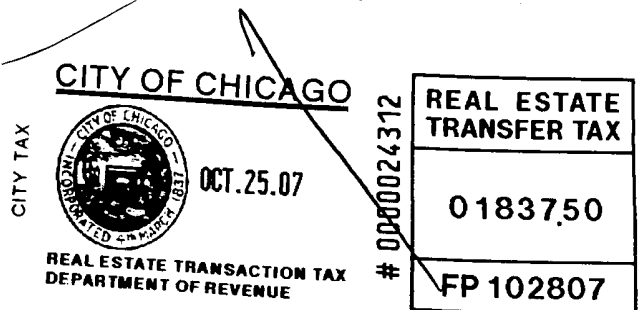
THE GRANTOR(S) 1943 W. Foster LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the members of said limited liability company, CONVEYS and WARRANTS to CHRISTOPHER T. STRAHM AND NICOLE M. STRAHM, husband and wife having an address of 1943 W. Foster #3, Chicago, Illinois 60640 of the City of Chicago, County of Cook, State of Illinois, not in Tenancy in Common, but as tenants by entirety the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

SEE EXHIBIT A

Permanent Real Estate Index Number(s): 14-07-400-009

Property Address: Winchester Square Condominium, 1943 W. Foster #3, Chicago, IL 60640
** and Parking Space P-3*

SUBJECT TO: covenants, conditions and restrictions of record, which do not adversely affect the use of the Unit as a residence; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for Winchester Square Condominium (the "Declaration") and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; special taxes or assessments for improvements not yet completed; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; road and highways, if any; applicable building and building line restrictions and zoning laws; the Condominium Property Act; leases and licenses affecting the common areas; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which Stewart Title Guaranty Company is willing to insure over without cost to Purchaser.



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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described unit, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium of Winchester Square Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium 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 of Condominium of Winchester Square Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents this _____ day of October, 2007.


1943 W. FOSTER, LLC an
Illinois limited liability company
By: PANA Development, LLC, an Illinois limited liability company
Its: Manager

By: 
Its: Duly authorized signatory

STATE OF ILLINOIS }
 }
COUNTY OF COOK }

STATE OF ILLINOIS

STATE TAX



OCT. 25. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001980

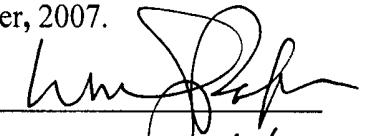
REAL ESTATE TRANSFER TAX
00245.00
FP 102804

I, William J. Ralph the undersigned Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alex Blathras, personally known to me to be the Manager of PANA Development, LLC, an Illinois limited liability company, the Manager of 1943 W. Foster, LLC, 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 severally acknowledged that as such duly authorized signatory of Manager of the limited liability company, signed and delivered the said instrument pursuant to authority given by the members of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of October, 2007.



MAIL TAX BILL TO:
Christopher T. Strahm
1943 W. Foster #3
Chicago, Illinois 60640

Notary Public: 
My Commission Expires: 3/2/08
557439

