



Doc#: 0731142130 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2007 02:25 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, 907 MARGATE THC, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to Michael Allen, _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; the Condominium Property Act of the State of Illinois, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers Address of Real Estate
14-08-207-010-0000 5338 N. Winthrop, Unit 2W, Chicago, IL 60640

The 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, 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 also 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. There are no tenants within the property and thus there is no right of first refusal in favor of any tenant.

CT 1 BC 6221427 LAD BK N87ABS 672

3h
DOK
334

UNOFFICIAL COPY

Dated this 30th day of October, 2007.

907 Margate THC LLC, an Illinois limited liability company

By: 907 Margate, LLC, an Illinois limited liability company, Its Manager

By: [Signature]
Rob Walker, Its Manager

CITY TAX

CITY OF CHICAGO

NOV.-2.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000260

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01462,50 |
| FP 102805 |

STATE OF ILLINOIS)

COUNTY OF COOK)

SS.

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

NOV.-2.07

REVENUE STAMP

0000105935

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00097,50 |
| FP 102802 |

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rob Walker, as Manager of 907 Margate, LLC which entity is the Manager of 907 Margate THC LLC (the "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 acknowledged that he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of October, 2007



[Signature]
Notary Public

Send subsequent tax bills to:

Michael Allen
5338 N. Winthrop, Unit 2W
Chicago, IL 60640

After recording send to:

Marion Volini More
1046 W. Bryn Mawr Avenue
Chicago, IL 60660

This instrument was prepared by:

Bernard F. Crotty
Pittacora & Crotty LLC
9550 West Bormet Drive, Suite 205
Mokena, Illinois 60448

STATE TAX

STATE OF ILLINOIS

NOV.-2.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000105688

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00195,00 |
| FP 102808 |

UNOFFICIAL COPY

STREET ADDRESS: 5338 N WINTHROP AVENUE UNIT 27
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-08-207-010-0000

LEGAL DESCRIPTION:

UNIT NUMBER 5338-2W IN BERWYN STATION CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 4 AND 5 IN BLOCK 9 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322087 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-9, A LIMITED COMMON ELEMENT AS DEFINED SET FORTH IN SAID DECLARATION AND SURVEY.

LOTS 4 AND 5 IN BLOCK 9 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS