



Doc#: 0731841069 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/14/2007 12:24 PM Pg: 1 of 3

Cert  
3

WARRANTY DEED

THE GRANTOR, 2143 NORTH WESTERN 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS and WARRANTS to NATE RIEGLER, of 1237 N. Honore, Unit 1E, Chicago, IL, of the County of COOK, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A"

PIN: 14-31-118-009-0000

Common Address: 2143 North Western, Unit 3F, Chicago, IL

Subject To: (1) real estate taxes not yet due and payable; (2) the Act; (3) the Declaration; (4) covenants, conditions and restrictions and building lines then of record; (5) easements existing or of record; (6) acts done or suffered by Buyer; (7) special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date (collectively referred to as the "Permitted Exceptions").

The tenant of Unit 3F has waived or failed to exercise the right of first refusal.

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 right 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.

CENTENNIAL TITLE INCORPORATED

001919297 (19) 3  
BOX 343

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed.

Dated: November 4, 2007

2143 NORTH WESTERN LLC, an Illinois limited liability company

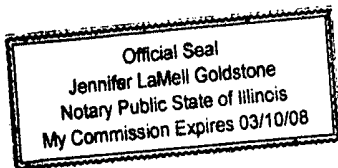
By: [Signature]  
Erik Sachs, a Manager

By: [Signature]  
Mark Masino, a Manager

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Eric Sachs and Mark Masino are personally known to me to be the Managers of 2143 North Western LLC, and personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by 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 Notarial Seal this 4 day of November, 2007.



[Signature]  
Notary Public

Prepared By: Jennifer LaMell Goldstone  
Goldstone & Associates, LLC  
1819 West Grand  
Chicago, IL 60622

Mail To:  
Kristan Richards, Esq.  
2224 W. Irving Park Rd.  
Chicago, IL 60618

Taxpayer Name and Address:  
Nate Riegler  
~~2143 North Western, Unit 3F~~ X 1237 N Honore, 1E  
~~Chicago, IL 60647~~ X Chicago IL 60622

# UNOFFICIAL COPY

Title No.: 001919297  
Agent Order/File No.:

## LEGAL DESCRIPTION EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 3-F IN THE 2143 NORTH WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 11 (EXCEPT THE NORTH 1 FOOT THEREOF) AND THE NORTH 2 FEET OF LOT 12 IN BLOCK 12 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF WESTERN AVENUE),

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 7, 2007, AS DOCUMENT 0731115132, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

City of Chicago  
Dept. of Revenue  
535832  
11/13/2007 14:14 Batch 11831 55



Real Estate  
Transfer Stamp  
\$1,500.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
NOV. 13.07  
REVENUE STAMP



REAL ESTATE  
TRANSFER TAX  
00100.00  
# 0000034524  
FP 103042

STATE OF ILLINOIS  
STATE TAX  
NOV. 13.07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



REAL ESTATE  
TRANSFER TAX  
00200.00  
# 0000022259  
FP 103037