

UNOFFICIAL COPY



Warranty Deed

Doc#: 0733142006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/27/2007 09:22 AM Pg: 1 of 3

ILLINOIS

ST 57018527 / 27079423 /
lot 3

Above Space for Recorder's Use Only

THE GRANTOR(s) 3021 W. Armitage, L.L.C., of the City of Northbrook, County of Cook State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Thomas Harrison and Jennifer Harrison, of 1633 N. Claremont, Chicago, Illinois 60647, not as Joint Tenants and not as Tenants in Common, but as Husband and Wife as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes not due and payable at the time of closing; the Act and Regulation, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Buyer or anyone claiming by, through or under Purchaser, easements, agreements, conditions, covenants and restrictions of record, if any; leases and licenses affecting the Common Elements; liens and other matters of title over which the title insurer is willing to insure without cost to Purchaser; Reciprocal Easement Agreement, and encroachments, if any.**

Permanent Real Estate Index Number(s): 13 36-303-002-0000, 13 36-303-003-0000
Address(es) of Real Estate: 3021 West Armitage, Unit 408, P-29, Chicago, Illinois 60647

The date of this deed of conveyance is November 15, 2007.

3021 W. Armitage, L.L.C.

By: _____

(SEAL)

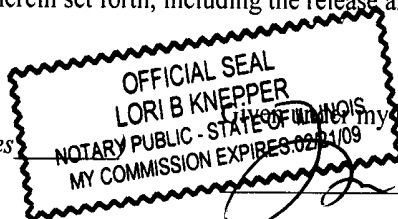
(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss: I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, Member of 3021 W. Armitage, L.L.C., personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)



in my hand and official seal November 15, 2007

Notary Public

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BOX 333-CT

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 NOV. 26. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000045472

REAL ESTATE TRANSFER TAX
00247.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 NOV. 26. 07
 REVENUE STAMP
 # 0000045579

REAL ESTATE TRANSFER TAX
00123.50
FP 103034

CITY OF CHICAGO
 CITY TAX
 NOV. 26. 07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 # 00000816397

REAL ESTATE TRANSFER TAX
01852.50
FP 103033

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LEGAL DESCRIPTION

For the premises commonly known as 3021 West Armitage, Unit 408, P-29, Chicago, Illinois 60647

UNIT NUMBER 408 AND PARKING SPACES NUMBER P-29 IN THE ARMITEDGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPERTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 6, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT:

PARCEL 1 (RETAIL UNIT C1)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 11.87 FEET; THENCE SOUTH, A DISTANCE OF 1.33 FEET; THENCE EAST, A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE EAST, A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 25.17 FEET; THENCE WEST, A DISTANCE OF 42.56 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RETAIL UNIT C2)

THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 5.31 FEET; THENCE EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.35 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 0.87 FEET; THENCE SOUTH, A DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 25 FEET; THENCE WEST A DISTANCE OF 16.78 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 20.70 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE EAST, A DISTANCE OF 5.45 FEET; THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP

AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARMITEDGE CONDOMINIUM ASSOCIATION RECORDED January 25, 2007 AS DOCUMENT NUMBER 0702516748 AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBERS: 13-36-303-002 AND 13-36-303-003 AFFECTS: UNDERLYING PIN

***"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 subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein."

<p>This instrument was prepared by: Mitchell B. Ruchim & Associates, P.C. 3000 Dundee Road, #415 Northbrook, Illinois 60062</p>	<p>Send subsequent tax bills to: Thomas Harrison and Jennifer Harrison 3021 West Armitage, Unit 408 Chicago, Illinois 60647</p>	<p>Recorder-mail recorded document to: John Aylesworth 215 N. Aberdeen Street, Suite 1N Chicago, Illinois 60607</p>
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