

UNOFFICIAL COPY



Chicago Title Insurance Company

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



07345570570

Doc#: 0734557057 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2007 10:47 AM Pg: 1 of 3

4386645 (1/3)

GIT

11-30

THE GRANTOR, 1442 N. Western Avenue, 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, and pursuant to authority given by the Board of Managers of said company, **CONVEY(S)** and **WARRANT(S)** to Kellie DiMaggio

(GRANTEE'S ADDRESS) 2236 West Charleston, Chicago, Illinois 60647

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' attached hereto and made a part hereof

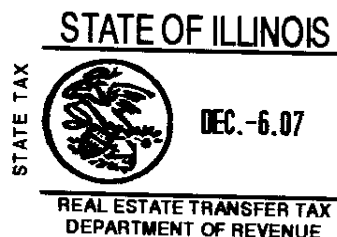
SUBJECT TO: general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007, a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record; if any; and (g) leases and licenses affecting the Common Elements or Purchaser;

Permanent Real Estate Index Number(s): 16-01-215-027-0000, 16-01-215-028-0000 (underlying)
Address(es) of Real Estate: Unit 2A: 1448 N. Western Avenue, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 28th day of November, 2007.

1442 N. Western Avenue, LLC.

By Gregory Hainault
Gregory Hainault
Manager



3

REAL ESTATE TRANSFER TAX
0038300
FP 103014

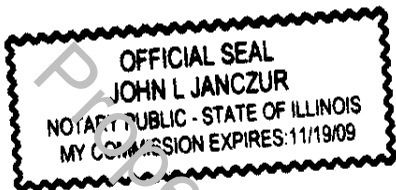
0000044747

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STATE OF ILLINOIS, COUNTY OF Doloye SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gregory Hainault, personally known to me to be the Manager of the 1442 N. Western Avenue, LLC., and personally known to me to be the same person(s) whose name(s) 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 and caused the company seal of said company to be affixed thereto, pursuant to authority given by the Board of Managers of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of NOVEMBER 2007

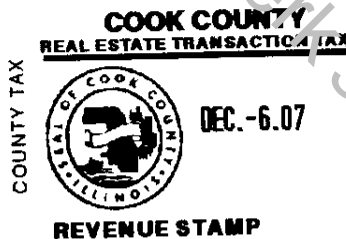


[Signature] (Notary Public)

Prepared By: John L. Janczur, Esq.
140 South Dearborn Street, Suite 1610
Chicago, Illinois 60603-5202

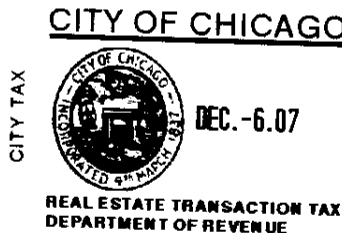
Mail To:
~~Kellie DiMaggio~~ JOHN MANTAS
~~2236 West Charleston~~ 1300 W. Higgins, Suite 209
Chicago, Illinois ~~60647~~ Park Ridge, IL 60068

Name & Address of Taxpayer:
Kellie DiMaggio
Unit 2A: 1448 N. Western Avenue
Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX
0019150
FP 103017

005004433



REAL ESTATE TRANSFER TAX
0287250
FP 103018

0000003526

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EXHIBIT 'A'

Legal Description

PARCEL 1: UNIT 2A AND P-4: TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1448 NORTH WESTERN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0733303060, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE AND ROOF DECK PURPOSES IN AND TO STORAGE SPACE NO.S-1 AND ROOF DECK NO. RD-2 LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS TO THIS UNIT AS THIS IS NEW CONSTRUCTION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office