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Doc#: 0735506024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2007 11:46 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR,
627 W. Buckingham LLC,
an Illinois Limited Company

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEYS and WARRANTS to:

ROBERT W. GILLETT,
TRUSTEE OF THE ROBERT W. GILLETT
F.B.O. EMILY E. GILLETT TRUST DTD 8/19/91,
1133 WILLOW LANE, NORTHBROOK, IL 60062
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Attached hereto as exhibit A

Commonly known as: 627 W. Buckingham, Unit 4, Chicago, Illinois 60657

Permanent Index No.: 14-21-209-019-0000

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration (l) there were no tenants and this is new construction;

Grantor also hereby grants to the Grantee, her successors and assigns, all 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 easement 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 24th day of August, 2007.

627 W. Buckingham, LLC.
an Illinois Limited Company

By:
Its: Michael Krueger
Managing Member

SA 330 3350
OBRADEY
CTT
334

3pgs

CITY OF CHICAGO



DEC. 20. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000691

REAL ESTATE
TRANSFER TAX

02700.00

FP 102805

CITY OF CHICAGO



DEC. 20. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000692

REAL ESTATE
TRANSFER TAX

01800.00

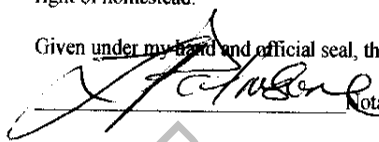
FP 102805

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State of Illinois)
County of Cook) s.s.

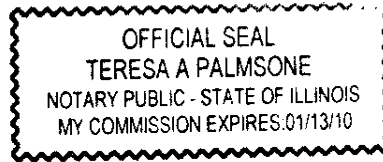
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **627 W. Buckingham, LLC, an Illinois Limited Company**, by and through Michael Krueger, one of its managing members, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of Aug, 2007.


Notary Public

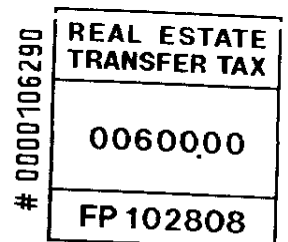
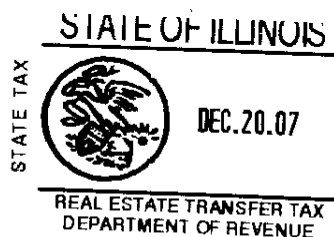
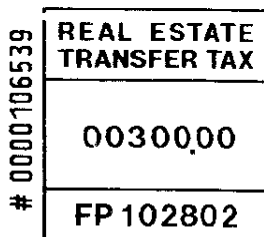
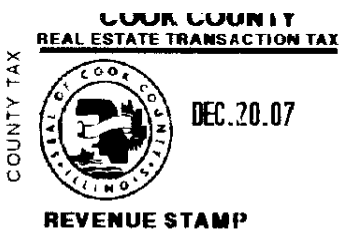
My commission expires: _____

This instrument prepared by:
Leo G. Aubel
Deutsch, Levy & Engel
225 W. Washington St.
Suite 1700
Chicago, IL 60606



Send subsequent tax bills to:

After Recording, MAIL TO:
Dean Solovy
500 Lake Cook Rd. Suite 130
Deerfield, IL 60015



UNOFFICIAL COPY**STREET ADDRESS:** 627 W. BUCKINGHAM

UNIT 4

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-21-309-019-0000**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 4 IN THE 627 WEST BUCKINGHAM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 30 FEET OF LOT 23 IN CLARK AND MCCONNELL'S ADDITION TO LAKE VIEW A SUBDIVISION OF LOTS 31 AND 32 IN THE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 8 FEET THEREOF DEDICATED FOR AN ALLEY BY PLAT RECORDED APRIL 19, 1910 AS DOCUMENT NUMBER 4545768) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709615040 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF G-4 AND S-4, AND ROOF DECK AS TO UNIT 4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0709615040