

# UNOFFICIAL COPY

## WARRANTY DEED

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243



Doc#: 0736505076 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2007 11:15 AM Pg: 1 of 4

550120 1/3


The above space for recorder's use only


**THE GRANTOR**, Grand Investment Group, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to: Grand Retail, LLC, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto;

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the aforementioned real estate, 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.

CITY OF CHICAGO	
	DEC. 26. 07
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000024731	02250.00
	FP 102807
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

STATE OF ILLINOIS	
	DEC. 27. 07
STATE TAX	REAL ESTATE TRANSFER TAX
# 000002656	00300.00
	FP 102804
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

4  
8

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SUBJECT TO: Covenants, conditions, restrictions, encroachments, and easements of record; utility easements, if any; Real estate taxes and/or assessments not due and payable at the time of closing; the Condominium Declaration; the Illinois Condominium Act; Applicable zoning/building codes/ordinances.

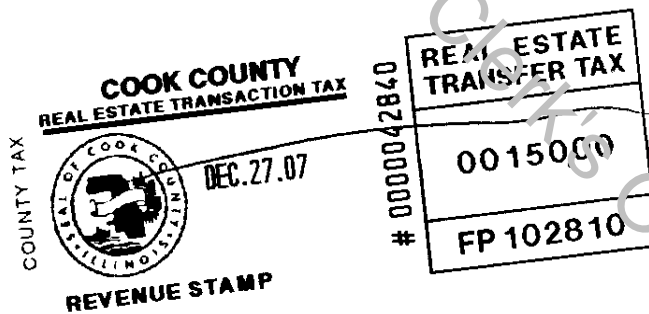
PERMANENT INDEX NO.: Undivided - 17-08-123-040-0000

ADDRESS OF PROPERTY: 1402 West Grand Avenue, Unit 1, Chicago, Illinois 60622

Dated this 19 day of December 2007.

Grand Investment Group, LLC

Michael Gaylor  
Manager



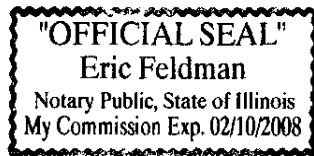
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STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS.

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Michael Gaylor is personally known to me to be the same person who signed the foregoing Warranty Deed and appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 19 day of December 2007.

  
 \_\_\_\_\_  
 NOTARY PUBLIC



This instrument prepared by:  
 Eric Feldman & Associates, P.C.  
 1455 North Paulina Street  
 Chicago, Illinois 60622

Mail to:  
 Grand Retail, LLC  
 C/O - Eric Feldman & Associates, P.C.  
 1455 North Paulina Street  
 Chicago, Illinois 60622

Tax bill to:  
 SAME

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## STEWART TITLE

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

ALTA COMMITMENT (6/17/06)

Order Number : TM255680

Assoc File No "

### COMMITMENT - LEGAL DESCRIPTION

Unit 1402-1 together with its undivided percentage interest in the common elements in 1402 W. Grand Condominium, as delineated and defined in the Declaration recorded as document number 0735303070, in the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office