

UNOFFICIAL COPY



Doc#: 0802342119 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/23/2008 10:45 AM Pg: 1 of 4

STS102633 1/3

WARRANTY DEED

The Grantor, TALMAN-GEORGE CORNER, LLC, an Illinois limited liability company, created and existing under and by virtues 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 and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager of said company, CONVEYS and WARRANTS to RYAN MAY, of 2164 N. Claremont, Chicago, Illinois 60647, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

4c

See Legal Description Attached Hereto

SUBJECT TO: General real estate taxes not due and payable at the time of closing; applicable zoning, building laws and ordinances; the limitations and conditions imposed by the Illinois Condominium Act; the limitations and conditions imposed by the Municipal Code of Chicago; the Condominium Documents including all amendments and exhibits thereto; covenants, conditions, declarations, restrictions and building lines of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, if any, as shown on the Plat of Survey attached as Exhibit A to the Declaration; public utility easements; installments due after Closing for assessments levied pursuant to the Declaration; private easements; party wall rights and agreements; matters over which the title company has agreed to insure.

Permanent Real Estate Index Number(s) 13-25-217-047-0000;

Address of Real Estate: 2902 N. Talman, Unit 3, Chicago, Illinois 60618

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.


BOX 333-CP

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Property of Cook County Clerk's Office

FP 103033
0176250
REAL ESTATE TRANSFER TAX

0000000217

CITY OF CHICAGO

 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JAN. 22. 08

FP 103034
0011750
REAL ESTATE TRANSFER TAX


0000046839

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REVENUE STAMP

 JAN. 22. 08

FP 103032
0023500
REAL ESTATE TRANSFER TAX

0000046730

STATE OF ILLINOIS

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JAN. 22. 08

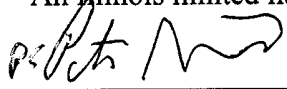
UNOFFICIAL COPY

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.

The Tenant of Unit 2902-3 has no right of first refusal as the unit was vacant.

Dated this 18th day of January, 2008.

TALMAN-GEORGE CORNER, LLC
An Illinois limited liability company

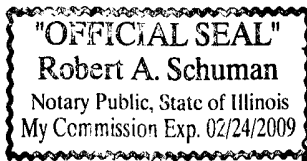


Peter Sattler, Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Peter Sattler, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of January, 2008.



Notary Public

MAIL TO:

SEND REAL ESTATE TAX BILLS TO:

~~Mr. George A. Chepov~~
~~5440 N. Cumberland Avenue~~
~~Suite 150~~
~~Chicago, Illinois 60656~~

Mr. Ryan M. May
2902 N. Talman, Unit 3
Chicago, Illinois 60618



Property of [Watermark]
Cook County Clerk's Office

UNOFFICIAL COPY**STREET ADDRESS:** 2902 N. TALMAN AVE

UNIT 3

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 13-25-217-047-0000**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 2902-3 IN THE TERRACES AT TALMAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 12 AND 13 IN BLOCK 3 IN MICHAEL BAUERLE'S ADDITION TO MAPLEWOOD, BEING A SUBDIVISION OF PART OF LOTS 4 AND 6 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717922049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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