

UNOFFICIAL COPY

2076405/WKMC ①



WARRANTY DEED
Statutory (Illinois)

Doc#: 0802441016 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/24/2008 09:42 AM Pg: 1 of 3

Send Subsequent Tax Bills to:
Devon E. Schneider
5444-46 N. Winthrop Avenue
Unit 2S
Chicago, Illinois 60640

Mail to:
Steven N. Fritzshall
Fritzshall & Pawlowski
6584 N. Northwest Hwy. First Floor
Chicago, Illinois 60631

This Instrument was prepared by:
Joseph D. Palmisano
Palmisano & Lovstrand
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

M.G.R. TITLE

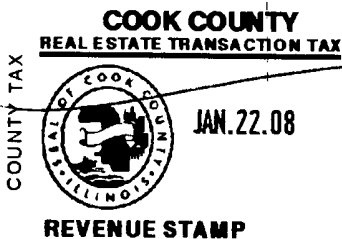
THE GRANTOR, 5444 WINTHROP LLC, an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the GRANTEE:

DEVON SCHNEIDER, *an unmarried woman* of 942 W. Windsor, #3, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

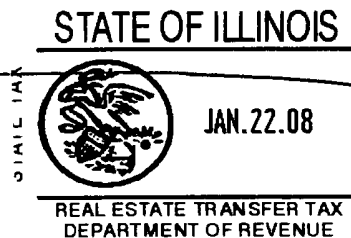
SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Permanent Real Estate Index Number(s): 14-08-204-015-0000
Address of Real Estate: 5444-46 N. WINTHROP, UNIT 2S + P-2
CHICAGO, ILLINOIS 60640

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2007 and subsequent.



# 0000037283	REAL ESTATE TRANSFER TAX
	00165.50
	FP 103042



# 0000025014	REAL ESTATE TRANSFER TAX
	00331.00
	FP 103037

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 17th day of January, 2008.

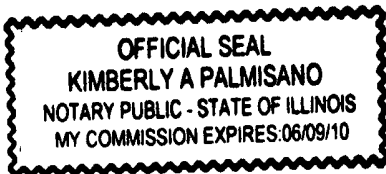
5444 WINTHROP LLC,
an Illinois limited liability company

By: 
Jim Cartwright, Manager


STATE OF ILLINOIS, COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Jim Cartwright, Manager, of **5444 WINTHROP LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17th day of January, 2008.




Notary Public

City of Chicago
Dept. of Revenue  Real Estate
541838 Transfer Stamp
01/22/2008 11:18 Batch 00785 72 \$2,482.50

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LEGAL DESCRIPTION

UNIT 2S AND P2 IN THE 5444 N. WINTHROP CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

LOT 3 IN BLOCK 4 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 14 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0715022062, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-08-204-015-0000

ADDRESS: 5444-46 N. WINTHROP, UNIT 2S AND P-2, CHICAGO, ILLINOIS 60640

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration and the Condominium Documents as defined herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO TENANT IN THE UNIT AND THERE IS NO RIGHT OF FIRST REFUSAL.