



Doc#: 0803241073 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2008 11:45 AM Pg: 1 of 3

WARRANTY DEED

1070484/Walker/1/08

THE GRANTORS, 454-456 Deming Building Corp., an Illinois corporation of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: ("Grantees"), Mark C. Anderson and Sina Walker, 1 West Superior Place, Apt. 1216, Chicago, IL 60610 as husband and wife, as Tenants By The Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-28-318-080-0000, 14-28-318-082-0000 (affects part of the underlying land)

Address of Real Estate: 454-456 W. Deming Place, UNIT 4E, PU-70, S-7 and Chicago, Illinois 60614

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements, encroachments, covenants, conditions, restrictions, and agreements of record, including, without limitation, the Declaration of Easements, Restrictions, Adjacent Walls and Maintenance, as amended from time to time, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential or parking condominium; (5) the Declaration of Condominium for Deming on the Park Condominiums and the Declaration of Easements, Covenants and Restrictions for the Deming Row Development Master Association, exhibits thereto, and as each may be amended from time to time; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

M.G.R. TITLE

COOK COUNTY REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN. 30. 08

REAL ESTATE TRANSFER TAX
0000037587
0058625
FP 103042

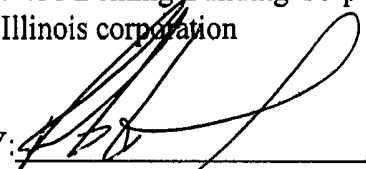
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JAN. 30. 08

REAL ESTATE TRANSFER TAX
0000025321
0117250
FP 103037

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on January 28, 2008

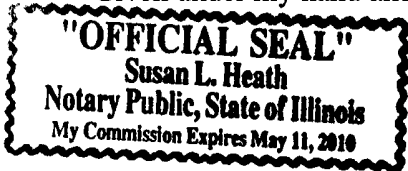
454-456 Deming Building Corp.,
an Illinois corporation

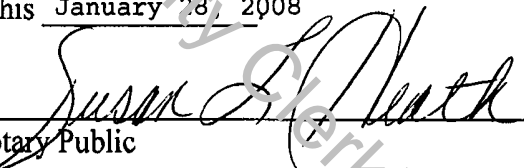
BY: 
Richard Wexner
Its: President

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard Wexner, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this January 28, 2008




Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Neal M. Ross
233 E. Erie St.
Suite 300
Chicago, IL 60611

Send subsequent tax bills to:

Mark Anderson and Sima Walker
454-456 W. Deming Place
Unit 4E
Chicago, IL 60614

City of Chicago
Dept. of Revenue
542632
01/30/2008 10:37 Batch 07282 30
Real Estate Transfer Stamp
\$8,793.75

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT(S) 4E, PU-70, TOGETHER WITH ITS / THEIR UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE DEMING ON THE PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTHWESTERLY 34 FEET OF LOT 50 AND LOT 51, EXCEPT THE SOUTHWESTERLY 30 FEET THEREOF, IN THE SUBDIVISION OF PART OF OUTLOT "B" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

THAT PART OF LOT 8, EXCEPT THE NORTHWESTERLY 44.00 FEET THEREOF, IN THE SUBDIVISION OF BLOCK 3 IN OUTLOT "A", OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 34.00 FEET OF LOT 50 IN THE SUBDIVISION OF PART OF OUTLOT "B" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR DEMING ON THE PARK CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 0728503009, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 454-456 W. DEMING PLACE, UNIT 4E, PU-70, S-7, CHICAGO, 460-462 W. DEMING PLACE, PU-38, CHIICAGO, ILLINOIS 60614

PIN: 14-28-318-080-0000, 14-28-318-082-0000 (affects part of the underlying land)