



Doc#: 0803241074 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2008 11:47 AM Pg: 1 of 3

WARRANTY DEED

2070484/mw/mr/2008

THE GRANTOR, 460-462 Deming Building LLC, an Illinois Limited Liability Company, 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: **Mark Anderson & Sima Walker, 1 W. Superior Place, Unit 1216, Chicago, Illinois 60610** ("Grantees"), 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): 14-28-318-088-1007

Address of Real Estate: 460-462 W. Deming Place, PU-36
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 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, 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 Place Condominiums and the Declaration of Easements, Covenants and Restrictions for the Deming Row Development Master Association, and any amendments and exhibits thereto; (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

Stamps are affixed to previous deed 0803241073

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

460-462 Deming Building LLC,
an Illinois limited liability company

BY: _____

Richard Wexner
Its: Manager

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., Ste. 300
Chicago, IL 60611

Send subsequent tax bills to:

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

PROPERLY FILED IN COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

PARKING UNIT(S) PU-38 TOGETHER WITH ITS / THEIR UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE DEMING PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 52 AND THE WESTERLY 5 FEET OF LOT 51 IN DEMING'S SUBDIVISION OF OUTLOT "B" (EXCEPT THE SOUTH 320 FEET THEREOF), IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR DEMING PLACE CONDOMINIUMS RECORDED AS DOCUMENT NUMBER 0633315106, 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 N/A 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: 460-462 W. DEMING PLACE, PARKING UNIT PU-38, CHICAGO, ILLINOIS 60614

PIN: 14-28-318-088-1007