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Doc#: 0805242018 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/21/2008 09:01 AM Pg: 1 of 3

DEED CONTRACTOR OF THE CONTRAC [Space Above This Line For Recording Data]

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UNOFFICIAL COPY

CORPORATE WARRANTY DEED BERKELEY SOUARE CONDOMINIUMS

(Corporation to Individual)

("Grantee") WITNESSETH, that the Grantor, for an in concideration of the sum of Ten Dollars (\$10.00) and other good and "Aluable consideration in hand paid, the receipt whereof is hereby a knowledged, by these presents conveys and warrants unto the "Gratee the following described Real Estate situated in the County o Cook, State of Illinois, to wit: Legal description ride attached and incorporated herein by this reference: Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; CU-1 Cincago, Illinois 60653 Permanent Real Estate Index Number: 20-92-308-025-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company By:	THIS DEED, made as of this 12th day of 2008, between 44TH AND BERKLEY DEVE Illinois limited liability company, duly authoriz in the State of Illinois, having an addr Ravenswood, Chicago, Illinois 60613 ("Grant DONALD RANKINS, A SINGLE PE)	LOPMENT, LLC ed to transact business of 4355 No or"), and	ness			
other good and calculable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents conveys and warrants unto the crattee the following described Real Estate situated in the County of Cook, State of Illinois, to wit: Legal description rider attached and incorporated herein by this reference. Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 C'incago, Illinois 60653 Permanent Real Estate Index Number: 20-02-308-025-0000; 20-02-308-027-0000 20-02-508-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO WEEAL ESTATE TRANSFER TAX TRANSFER TAX By: Ilbrahim M. Shihadeh, Manager This instrument was prepared by Upon recording main to: Send subsequent 'ax bills to:	("Grantee") WITNESSE	TH, that the Gran	itor,			
whereof is hereby acknowledged, by these presents conveys and warrants unto the Crattee the following described Real Estate situated in the County of Cook, State of Illinois, to wit: Legal description rider attached and incorporated herein by this reference. Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 Chicago, Illinois 60653 Permanent Real Estate Index Number: 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CITY OF CHICAGO BY BY: By: Brants transaction tax BREAL ESTATE TRANSFER TAX By: Brants transaction tax Brants transacti	for an in cora de ation of the sum of Ten Dollars (\$10.00) and					
warrants unto the Crantee the following described Real Estate situated in the County of Cook, State of Illinois, to wit: Legal description ride: attached and incorporated herein by this reference: Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 Clicago, Illinois 60653 Permanent Real Estate Index Number: 20-92-308-025-0000; 20-02-308-027-0000 20-02-308-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO BY: WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO BY: REAL ESTATE TRANSFER TAX TRANSFER TAX Defaulted in the County of Cook, State of Illinois, to wit: Legal description ride: attached and incorporated herein by this reference. Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 Clicago, Illinois 60653 Permanent Real Estate Index Number: 20-92-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308-026-0000; 20-02-308-027-0000 20-02-308						
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Legal description rid: attached and incorporated herein by this reference. Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 C'incago, Illinois 60653 Permanent Real Estate Index Number: 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company By: Ibrahim M. Shihadeh, Manager This instrument was prepared by Upon recording man to: Send subsequent ax bills to:			state			
Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 C'10:ago, Illinois 60653 Permanent Real Estate Index Number: 20-12-308-025-0000; 20-02-308-027-0000 20-02-508-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CITY OF CHICAGO WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CITY OF CHICAGO BEAL ESTATE TRANSFER TAX This instrument was prepared by Upon recording man to: Send subsequent ax bills to:	situated in the County of Cook, State of Illino	is, to wit:				
Address of Real Estate/Unit Reference: 4451 S. Berkeley #1; GU-1 C'10:ago, Illinois 60653 Permanent Real Estate Index Number: 20-12-308-025-0000; 20-02-308-027-0000 20-02-508-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CITY OF CHICAGO WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CITY OF CHICAGO BEAL ESTATE TRANSFER TAX This instrument was prepared by Upon recording man to: Send subsequent ax bills to:	Legal description rider attached and	incorporated				
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Permanent Real Estate Index Number: 20-02-308-025-0000; 20-02-308-027-0000 20-02-308-026-0000; Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO By: Ibrahim M. Shihadeh, Manager REAL ESTATE TRANSFER TAX PO26-92-50 FP 102805 This instrument was prepared by Upon recording mail to: Send subsequent ax bills to:						
Permanent Real Estate Index Number: 20–02-308-025-0000; 20–02-308-027-0000 20–02-308-026-0000; 20–02-308-027-0000 Subject to taxes not yet due and payable and all easements covenants and restrictions of record, public and utility easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO WHEREOF, Grantor has executed this Corporate warranty Deed as of the day and year first above written. CITY OF CHICAGO BY REAL ESTATE TRANSFER TAX PERMISSION TAX FP 102805 This instrument was prepared by Upon recording man to: Send subsequent ax bills to:						
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easements and the provisions of the attached rider. IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CITY OF CHICAGO ATTACH TRANSFER TAX By: Ibrahim M. Shihadeh, Manager This instrument was prepared by Upon recording man to: Send subsequency ax bills to:			•	.::		
IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written. CIT! OF CHICAGO AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company By: Ibrahim M. Shihadeh, Manager This instrument was prepared by Upon recording man to: Send subsequent ax bills to:						
written. 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company By:	easements and the provisions of the attached r	ider.	•			
written. 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company By:	IN WITNESS WHEREOF, Grantor has execu	uted this Corpora	e warranty Dee	ed as of the day ar	nd year first above	
44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company By:			-/-/			
an Illinois limited liability company By: Ibrahim M. Shihadeh, Manager This instrument was prepared by Upon recording man to: Send subsequent ax bills to:			CITY OF C			
Ibrahim M. Shihadeh, Manager REAL ESTATE TRANSACTION TAX # FP 102805 This instrument was prepared by Upon recording mail to: Send subsequence ax bills to:		LC,	ST OF CHIC	, = =	TRANSFER TAX	
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Ibrahim M. Shihadeh, Manager REAL ESTATE TRANSACTION TAX # FP 102805 This instrument was prepared by Upon recording mail to: Send subsequence ax bills to:		<u> </u>			 02692 50	
This instrument was prepared by Upon recording mail to: Send subsequent ax bills to:		U	TID AN VALUE			
	ioranini w. Siiniaden, Manager		REAL ESTATE TRA	MONO III M INK	FP 102805	
	This instrument was prepared by U	pon recording ma	ui to:	Send subsequence	'ax bills to:	
One East Wacker Drive #2222	J. Joseph Little, Esq.	OBENTH. BU	CK ATTY			
Chicago, Illinois 60601 CHICAGO IL GOLOIO CHICAGO IL GOLOS 3	One East Wacker Drive #2222	UN-DEAMA	ain	44515 BC	EVERY CONTY	
	Chicago, Illinois 60601	MEALO IN O	60610	CHICAGO	M 60653	

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ibrahim M. Shihadeh, the Manager of 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of February , 20 08

Commission Expires: 5-9-2008

Notary Public

OFFICIAL SEAL
LUGELLE ANN LITTLE
NOTARY PUBLIC. STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-9-2008

ROW 334

0805242018D Page: 3 of 3

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LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT NO. 4451-1 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNIT NO. GU-1 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHEL AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 4451-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

GRANTOR ALSO HEREBY GRANTS TO THE GRANTLE. ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FC? 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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, COMPITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property Addresses: 4451 South Berkeley Avenue #1; GU-1

Chicago, Illinois 60653

Permanent Index Numbers: 20-02-308-025-0000

20-02-308-026-0000 20-02-308-027-0000



