

UNOFFICIAL COPY



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

Property of Cook County Clerk's Office

[Space Above This Line For Recording Data]

DEED

BOX 334 3/2

QTE 8376462 86 10f3 NC 965

## UNOFFICIAL COPY

**CORPORATE WARRANTY DEED**  
**BERKELEY SQUARE CONDOMINIUMS**  
 (Corporation to Individual)

THIS DEED, made as of this 12th day of February, 2008, between 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, having an address of 4355 North Ravenswood, Chicago, Illinois 60613 ("Grantor"), and DONALD RANKINS, A SINGLE PERSON

\_\_\_\_ ("Grantee") WITNESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents conveys and warrants unto the Grantee 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.

44TH AND BERKLEY DEVELOPMENT, LLC,  
 an Illinois limited liability company

By: Ibrahim M. Shihadeh  
 Ibrahim M. Shihadeh, Manager

CITY OF CHICAGO

CITY TAX



FEB 14 08

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000001075

REAL ESTATE  
 TRANSFER TAX

0269250

FP 102805

This instrument was prepared by  
 J. Joseph Little, Esq.  
 One East Wacker Drive #2222  
 Chicago, Illinois 60601

Upon recording mail to:

ROBERT H. BLOCK, ATTY  
 710 N. DEARBORN  
 CHICAGO IL 60610

Send subsequent tax bills to:

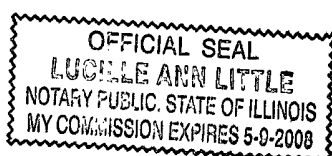
DONALD RANKINS  
 4451 S. BERKLEY UNIT #1  
 CHICAGO IL 60653

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, 2008

Commission Expires: 5-9-2008

Notary Public



206 334

# UNOFFICIAL COPY

## 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 ATTACHED 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 GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR 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, CONDITIONS, 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

