

# UNOFFICIAL COPY

## WARRANTY DEED

(A06-0229M PC)

GRANTOR(S):

**PUMA DEVELOPERS LLC,**

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois

Currently Maintaining Office at:  
2351 Woodland  
Riverwoods, IL 60015



Doc#: 0805745018 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2008 08:34 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

\* A.  
WHITNEY MCKINLEY 1413 N. CLEAVER, APT 3R CHICAGO, IL 60622

\* A SINGLE PERSON

the following described Real Estate situated in the State of Illinois, to wit:

UNDERLYING P.I.N.:

13-26-227-001-0000

affects other real estate / UNIT PIN  
13-26-227-044-1015

PROPERTY ADDRESS:

2855-57 N. Christiana Ave, Chicago, IL 60618 and  
3315-17-19 W. George St., Chicago, IL 60618  
Unit 3317-3

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

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 LAND DESCRIBED THEREIN. THE TENANT OF THE UNIT HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN. 3

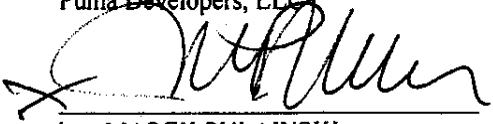
SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

# UNOFFICIAL COPY

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 22 day of February, 2008.

Puma Developers, LLC



by: MAREK PULAWSKI  
its: MEMBER

City of Chicago

Dept. of Revenue

544612

02/25/2008 08:58 Batch 07298 36



Real Estate

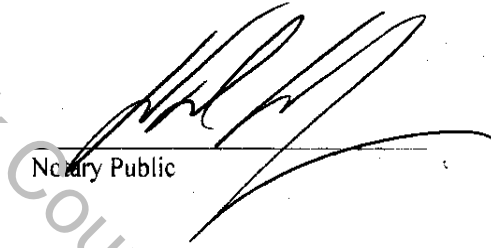
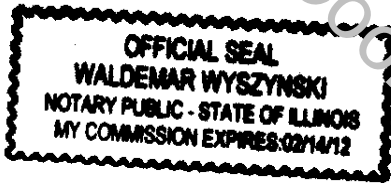
Transfer Stamp

\$1,275.00

STATE OF ILLINOIS, COUNTY OF COOK ) SS:

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Pulawski, a Member of Puma Developers, LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 22 day of February, 2008.

  
Notary Public

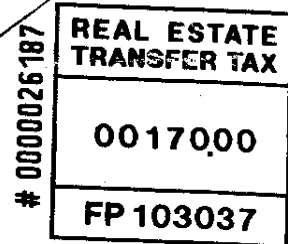
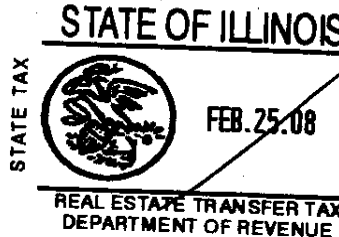
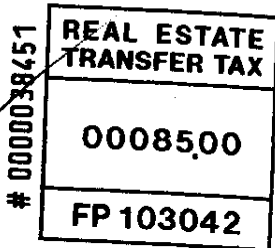
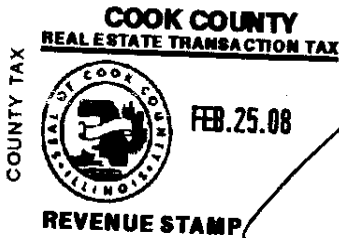
Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 2500 E. Devon, Suite 250, Des Plaines, IL 60018

Return to:

Whitney McKinley  
3317 W. George, 3  
Chicago, IL ~~60618~~ 60618

Send Subsequent Tax Bill To:

Whitney McKinley  
3317 W. George, 3  
Chicago, IL 60618



# UNOFFICIAL COPY

UNIT 3317-3 IN THE CHRISTIANA AND GEORGE CROSSING CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 48 AND 49 IN BLOCK 3 IN THE HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605932118 AND AS MODIFIED BY AMENDMENT TO THE DELARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0622045002 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 13-26-227-001-0000 (UNDERLYING PIN)

PIN: 13-26-227-044-1015 (UNIT PIN NUMBER)

Property of Cook County Clerk's Office