

LOFO
SPECIAL

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WARRANTY DEED

(Entity to Individual)



Doc#: 0806440142 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/04/2008 02:32 PM Pg: 1 of 3

Mail to:

Goldstone & Associates LLC
1819 W Grand Ave Suite 201
Chicago, IL 60622

080269500638

Name and Address of Taxpayer:

Mr. Tim E. Kelly
Ms. Katherine M. Adams
2771 W. Francis, Unit #103N
Chicago, IL 60647

Recorder

THE GRANTOR(S), 2738 W. ARMITAGE, LLC, an Illinois limited company, of Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANTS(S), BARGAIN(S), and SEIL(S) to ~~TIMOTHY~~ ^{TIMOTHY} KELLY and ~~KATHERINE M.~~ ^{KATHERINE M.} ADAMS, whose address is 843 W. Washington, Unit A-1, Oak Park, Illinois, not as tenants in common, ~~but~~ ^{as} JOINT TENANTS, with the right of survivorship, all of Grantor's right, title, and interest in and to the following described real estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to-wit:

husband and wife

But as

"SEE ATTACHED LEGAL DESCRIPTION"

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Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, their heirs, successors and assigns, that Grantor has not done or suffered to be done anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will WARRANT and DEFEND, the real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor,

SUBJECT TO: General real estate taxes not due and payable at the date of this instrument; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building of which the real estate is apart onto adjoining property, if any; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium for The Armitage Francis Condominiums; the Condominium Property Act of Illinois.

ALSO SUBJECT TO: Terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions, and Easements for The Armitage Francis Condominiums and for Commercial Property located at 2736 W. Armitage, Chicago, Illinois, dated the 20th day of December, 2007, and recorded the 26th day of December, 2007, in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0736015120, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

11/11/2007 10:00 AM
Cook County Recorder of Deeds
Cook County, Illinois
www.cookcountyrecorder.com

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Grantor also hereby grants to the grantee, its successors and assigns, as 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, aforesaid, 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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants in the property as this is new construction.

Address of Property: 2771 W. Francis, Unit #103N
Chicago, Illinois 60647

Permanent Index Numbers: 13-36-228-008-0000

DATED this 25th day of February, 2008.

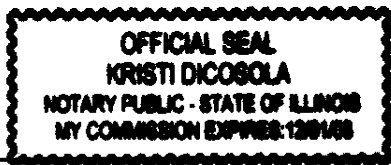
2738 W. Armitage, LLC, an Illinois limited company

By: Steven K. Norgaard, Attorney and Authorized Agent

State of Illinois)
County of DuPage)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Steven K. Norgaard, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Agent, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Agent, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of February, 2008.



Kristi Dicosola
Notary Public

IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137

STATE OF ILLINOIS

STATE TAX



MAR.-3.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000022631

REAL ESTATE TRANSFER TAX
0037000
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAR.-3.08

REVENUE STAMP

0000037542

REAL ESTATE TRANSFER TAX
0018500
FP326665

CITY OF CHICAGO

CITY TAX



MAR.-3.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000034098

REAL ESTATE TRANSFER TAX
0100000
FP326650

CITY OF CHICAGO

CITY TAX



MAR.-3.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000034097

REAL ESTATE TRANSFER TAX
0100000
FP326650

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

UNITS 103N, P-7 AND P-35 IN THE ARMITAGE FRANCIS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32 IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26 INCLUSIVE IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM

THAT PART OF THE EAST 12 FEET OF LOT 23, ALL OF LOTS 24 TO 31 AND THE EAST 12 FEET OF LOT 32, ALL TAKEN AS A SINGLE TRACT, IN W.O. COLE'S SUBDIVISION OF LOTS 7 TO 12, 19 TO 26, INCLUSIVE, IN BLOCK 5 IN STAVE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWEST OF NORTH WESTERN PLANK ROAD, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST ARMITAGE AVENUE WITH THE EAST LINE OF A PUBLIC ALLEY; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 59.31 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 37 MINUTES 59 SECONDS MEASURED CLOCKWISE, SOUTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 85.62 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.19 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.04 FEET TO A POINT ON THE EAST LINE OF SAID TRACT; THENCE SOUTH ALONG THE SAID EAST LINE OF TRACT, A DISTANCE OF 77.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 112.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED DECEMBER 26, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL, AS DOCUMENT NUMBER 0736015121, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, IL.

Permanent Index Number:

Property ID: 13-36-228-008-0000

Property Address:

2771 W. Francis Pl., Unit #103N
Chicago, IL 60647

