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Doc#: 0807341013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2008 09:48 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

MTC 2077132AG 1 of 3

THE GRANTOR, **KING PROPERTY DEVELOPMENT LLC**, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Daniel Callahan and Erika Larkin, as joint
tenants not as tenants in common J. N.

of 2218 E. 96th Street, Chicago, Illinois 60617,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

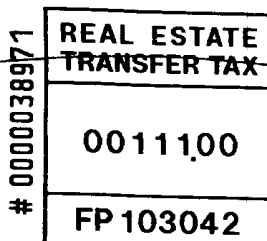
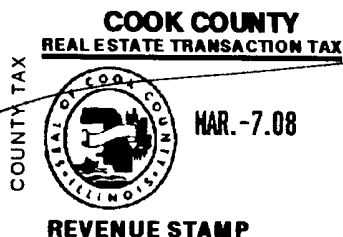
Address of Real Estate: UNIT(S) 5014-2E
5014-16 S. KING DR.
CHICAGO, ILLINOIS 60615

P. I. N.: 20-10-123-019-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 29th day of February, 2008.

KING PROPERTY DEVELOPMENT LLC,
an Illinois Limited Liability Company

BY: [Signature]
Its Manager



City of Chicago
Dept. of Revenue
545800
03/07/2008 14:19 Batch 00714 90

Real Estate
Transfer Stamp
\$1,665.00



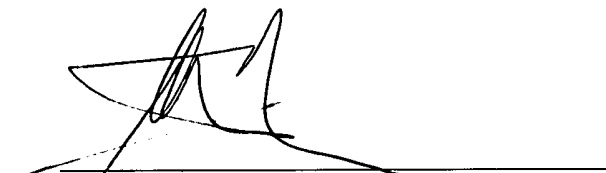
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Marian Avram, personally known to me to be the Manager of **KING PROPERTY DEVELOPMENT LLC**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29th day of February,
2008




 NOTARY PUBLIC

Mail To:

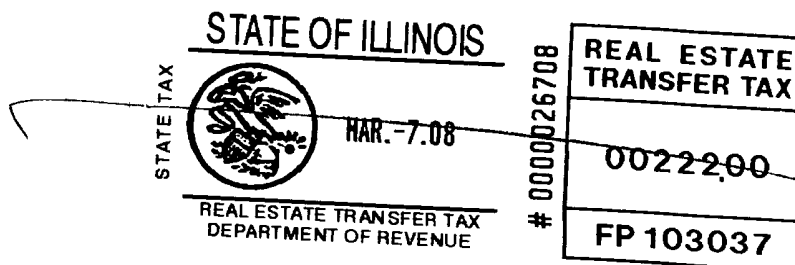
Ana Cusack Marcyan
 Attorney at Law
 475 East Greenwood Ave.
 Lake Forest, Illinois 60045

Name and Address of Taxpayer:

Daniel Callahan
 Erika Larkin
 Unit 5014-2E
 5014-16 S. King Dr.
 Chicago, Illinois 60615

Prepared By:

Steven E. Moltz
 LAW OFFICES OF
 STEVEN E. MOLTZ
 19 S. LaSalle St., Suite 900
 Chicago, Illinois 60603



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LEGAL DESCRIPTION

PARCEL 1:

UNIT(S) 5014-2E IN THE ROYAL RESIDENCES ON KING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 4 IN EIGER'S SUBDIVISION OF LOTS 1 TO 12 IN THE SUBDIVISION OF BLOCK 1 (EXCEPT BOULEVARD) IN BUSBY'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0735215064, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 5014-16 S. KING DR.,
CHICAGO, ILLINOIS 60615

P.I.N. 20-10-113-019-0000

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 4-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0735215064.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded December 18, 2007, as Document number 0735215064 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser (i) existing leases and tenancies.

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, 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL