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# UNOFFICIAL COPY



Doc#: 0810641041 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/15/2008 10:46 AM Pg: 1 of 3

## WARRANTY DEED Statutory (Illinois)

Send Subsequent Tax Bills to:

August Genovesi  
5444-46 N. Winthrop Avenue  
Unit 1S  
Chicago, Illinois 60640

Mail to:

Joseph D. Palmisano  
Palmisano & Lovestrand  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

This Instrument was prepared by:

Joseph D. Palmisano  
Palmisano & Lovestrand  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

MTC 2076530AG 1 OF 2

M.G.R. TITLE

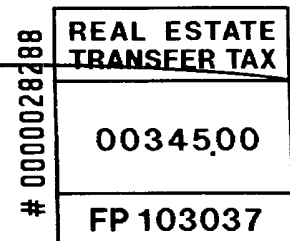
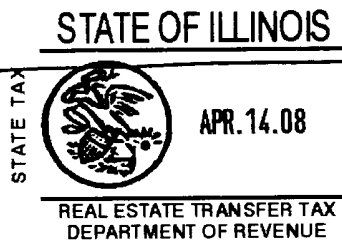
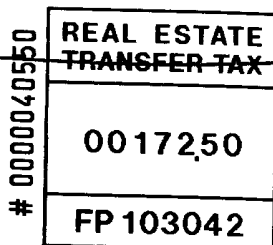
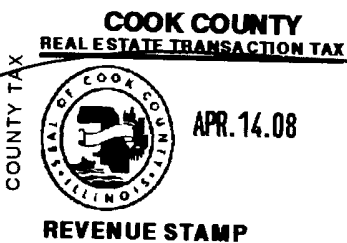
THE GRANTOR, 5444 WINTHROP LLC, an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the GRANTEE:

**AUGUST GENOVESI**, divorced and not since remarried,  
of 689 Thacker, Des Plaines, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Permanent Real Estate Index Number(s): 14-08-204-015-0000  
Address of Real Estate: 5444-46 N. WINTHROP, UNIT 1S + P-3  
CHICAGO, ILLINOIS 60640

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2007 and subsequent.



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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 11<sup>th</sup> day of **April, 2008**.

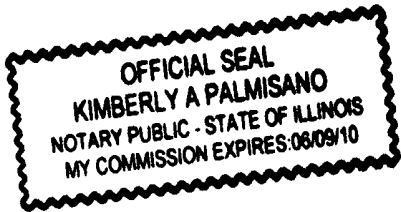
**5444 WINTHROP LLC,**  
an Illinois limited liability company

By:   
Jim Cartwright, Manager

STATE OF ILLINOIS, COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Jim Cartwright, Manager of **5444 WINTHROP LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 11<sup>th</sup> day of **April, 2008**.



  
Notary Public

City of Chicago  
Dept. of Revenue  
**549340**  
04/14/2008 10:48 Batch 07228 27



Real Estate  
Transfer Stamp  
**\$3,622.50**

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## LEGAL DESCRIPTION

UNIT 1S AND P-3 IN THE 5444 N. WINTHROP CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

LOT 3 IN BLOCK 4 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 14 OF SECTION 8, TOWNSHIP 40 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 0715022062, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-08-204-015-0000

ADDRESS: 5444-46 N WINTHROP, UNIT 1S AND P-3, CHICAGO, ILLINOIS 60640

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration and the Condominium Documents as defined 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.

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.

THERE IS NO TENANT IN THE UNIT AND THERE IS NO RIGHT OF FIRST REFUSAL.