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W177634 tma Mtc WPP
WARRANTY DEED

Doc#: 0811341055 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/22/2008 11:51 AM Pg: 1 of 4

The Grantor, **LELAND PARKVIEW PROPERTIES, LLC**, an Illinois 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, for and in consideration of Ten

and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said limited liability company, CONVEYS and WARRANTS to **JASON DALLMAN, 2629 N. Mildred Ave., #1, Chicago, IL 60614** the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its Members and attested by its Members, this 18th day of April, 2008.

PIN: 14-17-107-039-0000

COMMONLY KNOWN AS: 1457-59 W. Leland, Unit 1459-2, Chicago, IL 60640

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
549926 \$2,562.00
04/21/2008 11:00 Batch 00743 31



LELAND PARKVIEW PROPERTIES, LLC,
an Illinois Limited Liability Company

by: Patrick Phelan
PATRICK PHELAN, Member

STATE OF ILLINOIS



APR. 21. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028591

REAL ESTATE TRANSFER TAX
00244.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR. 21. 08



0000040855

REAL ESTATE TRANSFER TAX
00122.00
FP 103042

M.G.R. TITLE

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This Instrument Prepared By: Louis H. Levinson
33 N. LaSalle Street, Suite 3200
Chicago, IL 60602

Send subsequent tax bills to: Jason Dallman
1457-59 W. LELAND, UNIT 1459-2
CHICAGO, IL 60640

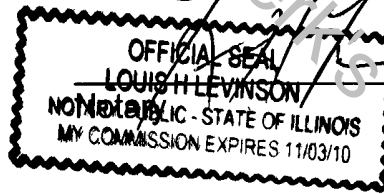


MAIL TO: STEVEN L. NICHOLAS
1060 Lake Street
Hanover Park, IL 60133

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **PATRICK PHELAN, Member of LELAND PARKVIEW PROPERTIES, LLC, an Illinois Limited Liability Company** is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of April, 2008.



My commission expires:

11/23/10

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1:

UNIT 1459-2 IN THE LELAND PARKVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 46 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 299 IN SHERIDAN DRIVE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, 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 0720115064, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1459-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0720115064.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-17-107-039-0000
COMMONLY KNOWN AS: 1457-59 W. LELAND, UNIT 1459-2, CHICAGO, IL 60640

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 EASEMENT 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.

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