

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

UNOFFICIAL COPY



Doc#: 0813440117 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/13/2008 11:55 AM Pg: 1 of 3

**WARRANTY DEED  
ILLINOIS STATUTORY  
LLC to Individual**

56539741

THE GRANTOR, 3842 Ashland, 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, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to, ~~Bob~~ & Aleksa Westwater, not as joint tenants or as tenants in common but as tenants by the the entirety, of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007, 2008 special taxes and assessments, if any, not yet due and payable. 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. This deed is also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s) ): 14-19-216-022-0000, 14-19-216-023-0000, 14-19-216-024-0000  
Address(es) of Real Estate: 3844 N. Ashland Avenue, Unit 45 and P-22 and P-23 Chicago, Illinois 60613

TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this

9<sup>th</sup> day of May, 20 08

3842 Ashland, LLC

By: Ron D. Abrams  
Ron D. Abrams, Manager

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# UNOFFICIAL COPY

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 Ron D. Abrams, personally known to me to be the Manager of 3842 Ashland, LLC and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of May, 20 08.



*Amanda M. Reznier*  
(Notary Public)


**Prepared by:**

Matthew R. Gallagher  
Gallagher & Niemeyer, LLC  
1800 W. Berenice, Ste. 200  
Chicago, IL 60613



COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY. 12. 08

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00233,75
FP 102810


# 0000044062

**Mail To:**

ROBERT WESTWATER  
3844 N. ASHLAND #415  
CHICAGO, IL 60613  
Name and Address of Taxpayer:

STATE TAX

STATE OF ILLINOIS



MAY. 12. 08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00233,75
FP 102804

# 0000004173

CITY TAX

**CITY OF CHICAGO**



MAY. 12. 08


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02454,00
FP 102807

# 0000025815

STATE TAX

STATE OF ILLINOIS



MAY. 12. 08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00233,75
FP 102804

# 0000004174

CITY TAX

**CITY OF CHICAGO**



MAY. 12. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02454,75
FP 102807

# 0000025816

File Number: TM264423

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## LEGAL DESCRIPTION

Unit 45 and P-22 and P-23 together with its undivided percentage interest in the common elements in 3844 North Ashland Condominium, as delineated and defined in the Declaration recorded as document number 0810716018, of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois.

**Commonly known as:** 3844 North Ashland Avenue

Condo 45

Chicago IL 60613

PIN/Tax Code:

14-19-216-022/023/024

Property of Cook County Clerk's Office