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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



Doc#: 0814011143 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2008 12:54 PM Pg: 1 of 3

56594841
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 825
Chicago, IL 60602
312-849-4243

THE GRANTOR, 1343 W. Nelson, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEY(S)** and **WARRANT(S)** to Andrew Simmons and Stephanie Simmons, husband and wife as tenants by the entirety, 1717 W. Henderson, Chicago, Illinois 60657 of the County of Cook, the following described 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

SUBJECT TO: General real estate taxes; special taxes or assessments not then due and payable; the Act; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases and licenses affecting the Common Elements; easements, covenants, conditions, agreements, building lines and restrictions of record; and liens, encroachments and other matters over which Stewart Title Company is willing to insure at Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect the Purchaser's use and enjoyment of the Purchased Unit.

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 subject to all rights, easements, covenants restrictions 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): 14-29-114-008-0000
Address(es) of Real Estate: 1343 W. *Nelson* ; Unit 1, Chicago, Illinois 60657

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 16th day of May, 2008.

1343 W. Nelson, LLC

By *Keith Wilkey*
Keith Wilkey
Manager

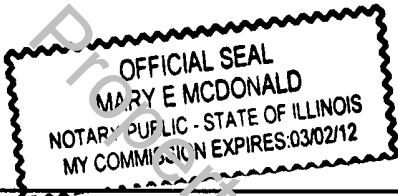
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Keith Wilkey, personally known to me to be the Manager of the 1343 W. Nelson, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Keith Wilkey and Manager he signed and delivered the said instrument pursuant to authority given by the Board of Managers 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 15th day of May 2008

Mary E. McDonald (Notary Public)



Prepared By: Frank W. Jaffe
111 W. Washington #1401
Chicago, Illinois 60602

Mail To:
Jeffrey S. Evens
Law Offices of Jeffrey S. Evens, P.C.
5701 N. Ashland, Suite 305
Chicago, IL 60660

Name & Address of Taxpayer:
Andrew Simmons and Stephanie Simmons
1343 W. Fletcher, Unit 1
Chicago, Illinois 60614

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY. 19.08

REVENUE STAMP

7217700000

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| REAL ESTATE TRANSFER TAX |
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| FP 102810 |

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
MAY. 19.08

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| REAL ESTATE TRANSFER TAX |
| 0225750 |
| FP 102807 |

CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
MAY. 19.08

0000025878

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| REAL ESTATE TRANSFER TAX |
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| FP 102807 |

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAY. 19.08

0000004252

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| REAL ESTATE TRANSFER TAX |
| 0021500 |
| FP 102804 |

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAY. 19.08

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| REAL ESTATE TRANSFER TAX |
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| FP 102804 |

File Number: TM264730

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LEGAL DESCRIPTION

Parcel :Unit 1 together with its undivided percentage interest in the common elements in 1343 W. Nelson Condominium, as delineated and defined in the Declaration recorded as document number 0813722014, of that part lying Northeast 1/4 of the center line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space, P-1, Limited Common Elements as delineated on a survey to condominium recorded as document number 0813722014.

Commonly known as: 1343 West Nelson Street
Condo 1
Chicago IL 60657
PIN/Tax Code: 4-29-114-008-0000

Property of Cook County Clerk's Office