

UNOFFICIAL COPY

TICOR TITLE 639303
WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)



Doc#: 0814211172 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/21/2008 03:16 PM Pg: 1 of 3

THE GRANTOR(S), 3245 N. ASHLAND, LLC., of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$10.00 (TEN DOLLARS), and other good and valuable considerations, in hand paid, CONVEY(S) and WARRANT(S) to MATTHEW COCHRAN, of the City of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Taxes for 2007 and subsequent years; covenants, conditions, easements and restrictions of record.



Permanent Real Estate Index Number: 14-20-324-006-0000
Address of Real Estate: 3245 N. ASHLAND, COMMERCIAL UNIT #3C, CHICAGO, IL
ed P3

IN WITNESS WHEREOF, the party of the first part, has hereunto set his hand and seal this 15th day of May, 2008.

3245 N. ASHLAND, LLC, an Illinois limited liability company

By: New Haven Chicago, LLC, an Illinois limited liability company, its Member and Manager

By: Esses Development, LLC, an Illinois limited liability company, its Member

BOX 15

By: Keith Esses (SEAL)
KEITH ESSES, MEMBER

This instrument was prepared by: Stephen Richek, 20 N. Clark Street, Suite 2450, Chicago, IL 60602

Send subsequent tax bills to: Matthew Cochran
3245 N. Ashland #3C Chicago, IL 60657

After Recording, Return To: Renee Norgle, Vavarka Rosen & Haugh
1820 N. Michigan, Suite 900
Chicago IL 60601

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Keith Esses, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of May, 2008.

(Impress Seal Here)

Yolanda M. Carrasco
 Notary Public

Commission expires:



CITY TAX	CITY OF CHICAGO MAY.21.08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000007423	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 2px; text-align: center;">03018,75</td> </tr> <tr> <td style="padding: 2px;">FP 102803</td> </tr> </table>	REAL ESTATE TRANSFER TAX	03018,75	FP 102803
REAL ESTATE TRANSFER TAX						
03018,75						
FP 102803						

STATE TAX	STATE OF ILLINOIS MAY.21.08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000042537	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 2px; text-align: center;">00288,00</td> </tr> <tr> <td style="padding: 2px;">FP 102809</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00288,00	FP 102809
REAL ESTATE TRANSFER TAX						
00288,00						
FP 102809						

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX MAY.20.08 REVENUE STAMP	# 0000042378	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 2px; text-align: center;">00144,00</td> </tr> <tr> <td style="padding: 2px;">FP 326707</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00144,00	FP 326707
REAL ESTATE TRANSFER TAX						
00144,00						
FP 326707						

BOX 12

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000639303 CH
STREET ADDRESS: 3245 N. ASHLAND AVENUE UNIT 3C
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-20-324-006-0000

LEGAL DESCRIPTION:

UNIT NUMBER 3C AND P-3 IN THE LV LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5 TO 8, BOTH INCLUSIVE, IN THE RESUBDIVISION OF LOTS 21 TO 29 INCLUSIVE, IN KEMNITZ ANDWOLFE'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT FROM SAID PREMISES THAT PART LYING WEST OF A LINE 50 FEET EAST OF THE AND PARALLEL WITH LINE OF SECTION 20 AS CONVEYED TO CITY OF CHICAGO, FOR WIDENING NORTH ASHLAND AVENUE BY INSTRUMENT RECORDED JULY 5, 1929 AS DOCUMENT 10419818, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 080816030; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.