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WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)



Doc#: 0814901095 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/28/2008 12:18 PM Pg: 1 of 4

*Impr. Mkt 10/27
2078124*

THE GRANTOR, **SMW PROPERTIES LLC**, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to Noah J. Ginsburg

of Chicago, Illinois,
the following 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

Address of Real Estate: UNIT(S) 3 and P- 3
1076 N. MARSHFIELD AVE.
CHICAGO, ILLINOIS 60622

P. I. N. :

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 23 day of May, 2008.

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

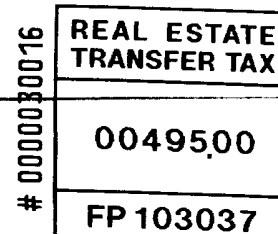
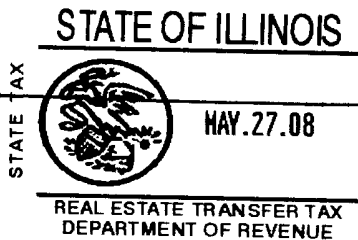
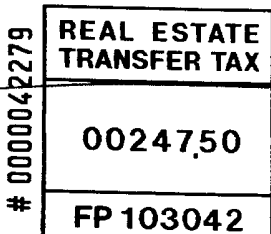
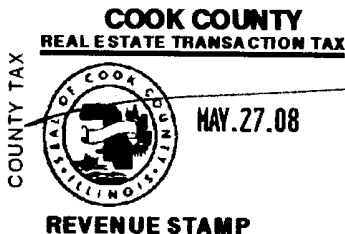
552832

\$5,197.50

05/27/2008 09:51 Batch 00759 37

SMW PROPERTIES LLC,
an Illinois Limited Liability Company

BY: [Signature]
Its Manager



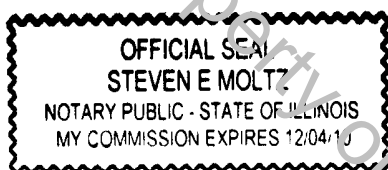
M.G.R. TITLE

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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 Michael Walczak, personally known to me to be the Manager of **SMW PROPERTIES LLC, an Illinois limited liability company**, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members 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 23rd day of May, 2008



[Signature]

NOTARY PUBLIC

Mail To:

*Barry Rosenbloom
750 Lake Cook Road, Suite 140
Buffalo Grove, Illinois 60089*

Name and Address of Taxpayer:

*Noah Ginsburg
Unit 3
1076 N. Marshfield Ave.
Chicago, Illinois 60622*

Prepared By:

Steven E. Moltz
LAW OFFICES OF
PALMISANO & LOVETRAN
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3 IN THE 1076 N. MARSHFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 28 IN BLOCK 7 IN PAGE JOHNSTON'S SUBDIVISION OF BLOCK 5, 6 AND 7 OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 39 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 0814316066 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0814316066.

ADDRESS: UNIT 3
1076 N. MARSHFIELD AVE.
CHICAGO, ILLINOIS 60622

PIN: 17-06-411-020-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED MAY 22, 2008 AS DOCUMENT NUMBER 0814316066 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH 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; (I) EXISTING LEASES AND TENANCIES.

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

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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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office