

# UNOFFICIAL COPY



Doc#: 0815142094 Fee: \$62.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/30/2008 10:57 AM Pg: 1 of 3

## WARRANTY DEED

This Indenture, made this  
**May 27, 2008,**

by and between,  
**5647-53 N. Clark, LLC**

party of the first part,  
and **Lance G. Wahl,**  
the second part,

WITNESSETH, that the party  
of the first part, for and in consideration  
of the sum of Ten 00/100 Dollars (10.00)

and good and valuable consideration in hand paid by the party of  
the second part, the receipt whereof is hereby acknowledged, and  
pursuant to authority of the President and Secretary thereof, by  
these presents does REMISE, RELEASE, ALIEN, CONVEY and WARRANT  
unto the party of the second part and to her heirs and assigns,  
FOREVER, all the following described real estate, situated in the  
County of Cook and State of Illinois unknown and described as  
follows, to wit:

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 403 in the 5647-53 NORTH CLARK STREET CONDOMINIUM, AS DELINEATED  
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34, 35 AND THE NORTHERLY 16 FEET OF LOT 36 BLOCK 1 IN BRYN MAWR  
ADDITION TO EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 43 RODS  
OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF  
GREENBAY ROAD, NOW KNOWN AS NORTH CLARK STREET IN COOK COUNTY,  
ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814822053  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,  
ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2;

and Deck D-403  
Storage Space S-403

THE EXCLUSIVE RIGHT TO THE USE OF P- 22 A LIMITED COMMON ELEMENT  
AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID  
RECORDED AS DOCUMENT NUMBER 0814822053

Together with all and singular the hereditament and appurtenances  
thereunto belonging, or in anyway appertaining, and the reversion  
and reversions, remainder and remainders, rents, issues and  
profits thereof, and all the estate, right, title, interest,  
claim or demand whatsoever, of the party of the first part,  
either in law or in equity, of, in and to the above described  
premises, against all persons lawfully claiming, or to claim the  
same, by, through or under it, it WILL WARRANT AND DEFEND,  
subject to:

SA 05/27/08 No Party

BOX 334 CTI

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- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for 5647-53 North Clark Street Condominium including matters relating to 5647-53 North Clark Street Condominium ("the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "F" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.


Permanent Real Estate Index Number(s): **14-05-326-064-0000**

Address of Real Estate: **5647-53 North Clark Street, Unit 403, P- 22, S-403, D-403, Chicago, Illinois 60655**

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, aforesaid, and 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.

**IN WITNESS WHEREOF**, the affiant has caused his signature to be affixed hereto, this **27th day of May, 2008**.

  
 Patrick Daly, Manager  
 5647-53 N. Clark, LLC

State of Illinois        )  
                                   )   SS  
 County of Cook        )

I, the undersigned, a notary public in and for said County, in

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the State aforesaid, **DO HEREBY CERTIFY** that **Patrick Daly** personally known to me to be the Manager of **5647-53 N. Clark, LLC** 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 severally acknowledged that he signed and delivered the said instrument as **5647-53 N. Clark, LLC** and caused the company mark to be affixed thereto, pursuant to authority, given to the Manager 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 27th day of May, 2008.



*Isabella G. Rafinska*  
 NOTARY PUBLIC

Send Subsequent Tax Bills to:

Send Deed To:

LANCE G. WAHL

Name

5647 N. CLARK ST. #403

Address

CHICAGO, IL 60660

City, State and Zip

SUZANNE L. HALL SCHWARTZ

Name

1118 ORRINGTON AVE. #320

Address

EVANSTON, IL 60201-5060

City, State and Zip

Prepared by:

John D. Colbert  
 Attorney at Law  
 4000 North Lincoln Avenue  
 Suite 201  
 Chicago, Illinois 60618  
 773-435-0173

CITY OF CHICAGO

CITY TAX



MAY.29.08

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 000100263

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0525000                     |
| FP 103033                   |

STATE TAX

STATE OF ILLINOIS



MAY.29.08

REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000049570

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0050000                     |
| FP 103032                   |

COUNTY TAX

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX



MAY.29.08

REVENUE STAMP

# 000049570

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0025000                     |
| FP 103034                   |