

# UNOFFICIAL COPY



Doc#: 0815835002 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/06/2008 08:07 AM Pg: 1 of 2

STATE OF ILLINOIS  
COUNTY OF COOK

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR, **639 Briar Partners, LLC**, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) Grantors' entire interest unto **John Lee & Lyndsi B. Caracciolo**, of the City of Chicago, Cook County Illinois, as Joint Tenants, and *not* as Tenants in Common, 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 Taxes for 2007 and subsequent years; installment payments or assessments, if any, not due at the date hereof, all easements of record, including public, private and utility easements; all declarations of covenants, conditions, restrictions, reservations and equitable servitudes of record; applicable zoning and building laws and ordinances; rights of the public, the municipality, government authorities, and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located or serving the property and the declaration of condominium for the 639 Briar Condominium Association;

Grantor also hereby grants to the grantee its successor and assigns, all 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 successor and assigns, the rights and easements set forth in said declaration and easement agreement of the benefit of the remaining property described therein. The deed is subject to all rights, easements, conditions, restrictions and reservations contained in said declaration and easement agreement the same as though the provisions of said declaration and easement agreement were recited and stipulated at length herein;

TO HAVE AND HOLD said premises as above described forever.

Common Address: 639 W. Briar Pl., UNIT 2E, Chicago, IL 60657; Permanent Real Estate Index Number: 14-28-104-038-0000 and 14-28-104-037-0000 (parcel)

Dated this 29<sup>th</sup> day of May, 2008.

639 Briar Partners, LLC by FHC Development and Contracting, LLC, by Michael K. Franklin, Member

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John G Lee & Lyndsi B. Caracciolo, a single person, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/they signed, sealed and delivered the said instrument as her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of May, 2008. April C Brackin (Notary Public)

Prepared by: Michael K. Franklin, Attorney At Law  
2103 Mallard Dr.  
2013 Mallard Dr., Northbrook, IL 60062

Mail to: Thompson & Thompson John Lee & Lyndsi Caracciolo  
Attn: Cherie E. Thompson 639 W. Briar, Unit 2E  
198 LaSalle St., Suite 302, Chicago, IL 60603 Chicago, IL  
60657





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SA-4204025  
APRIL C BRACKIN  
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x

**UNOFFICIAL COPY****EXHIBIT "A"  
LEGAL DESCRIPTION****639 Briar – UNIT 2E (residential unit - fourth floor):****Parcel 1:****UNIT NUMBER 2E IN THE 639 BRIAR PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:****LOTS 62, 61 AND THE WEST 1/2 OF LOT 60 IN HITCHCOCK AND WILSON'S SUBDIVISION OF THE EAST 1/2 OF LOT 60 IN BICKERDIKE AND STEELE'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0807922120 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.****Parcel 2:****THE (EXCLUSIVE) RIGHT TO THE USE OF (PARKING SPACE) P 2E; (STORAGE AREA) S 2E; (FRONT BALCONY) FB 2E; (REAR PORCH) RP 2E; LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0807922120.**

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUN.-2.08	00599.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001539	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUN.-2.08	00299.50
REVENUE STAMP	# 0000108730	FP 102802

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	JUN.-2.08	06289.50
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000002566	FP 102805