

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



0817805156D

Doc#: 0817805156 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2008 02:42 PM Pg: 1 of 3

567414

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 925
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 Richard Newcomb, Single Man, 3034 N. Racine Avenue, Apt. 2, 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 G, Chicago, Illinois 60614⁵⁷

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager this 23rd day of June, 2008.

1343 W. Nelson, LLC

By Keith Wilkey
Keith Wilkey
Manager

Handwritten signature

UNOFFICIAL COPY

ALTA COMMITMENT (6/17/06)

Order Number TM265574
Assoc File No "

STEWART TITLE

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Unit G 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 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.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Keith Wilkey personally known to me to be the Manager of 1343 W. Nelson, LLC, an Illinois limited liability company, and personally known to me to the same persons 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 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.

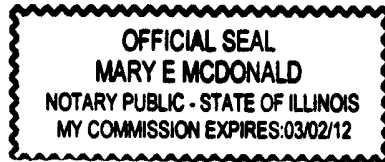
Given under my hand and official seal, this 23rd day of June 2008.

Mary E. McDonald (Notary Public)

Property of Cook County Clerk's Office



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

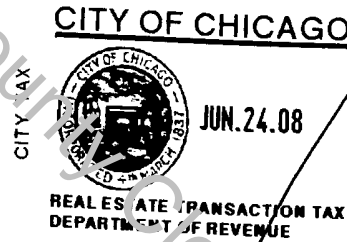


Mail To:

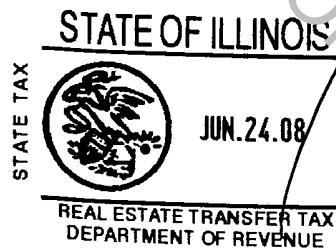
Kathleen J. Kwak
Spain, Spain & Varnet, P.C.
33 N. Dearborn, Suite 2220
Chicago, IL 60602

Name & Address of Taxpayer:

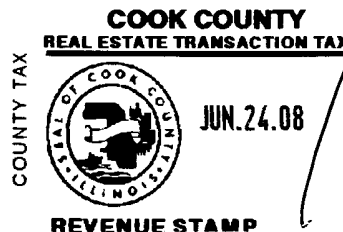
Richard L. Newcomb II
1343 W. Nelson, Unit G
Chicago, Illinois ~~60614~~ 60657



REAL ESTATE TRANSFER TAX
02913.75
FP 102807



REAL ESTATE TRANSFER TAX
00277.50
FP 102804



REAL ESTATE TRANSFER TAX
00138.75
FP 102810