

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0818340071 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/01/2008 10:36 AM Pg: 1 of 3

ATTORNEY AT LAW
STATE OF ILLINOIS
2 N. LaSalle Street
Suite 825
Chicago, IL 60602
312-849-4243

The above space for recorder's use only

565263 1072
THE GRANTOR, Grand Investment Group, LLC, an Illinois limited liability company, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY** and **WARRANT** to: Emmet Hirsch and Arica Hirsch, married to each other, as Joint Tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


See Exhibit A attached hereto

Grantor also hereby grants to Grantees, its successors and assigns, its rights and easements appurtenant to the aforementioned real estate, 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.

34C

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: Covenants, conditions, restrictions, encroachments, and easements of record; utility easements, if any; Real estate taxes and/or assessments not due and payable at the time of closing; the Condominium Declaration; the Illinois Condominium Act; Applicable zoning/building codes/ordinances.

COUNTY TAX		REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	
			JUN. 25. 08	
			# 0000044715	REAL ESTATE TRANSFER TAX
			0021850	
			FP 102810	

File Number: TM264338

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LEGAL DESCRIPTION

Unit 1400-3 together with its undivided percentage interest in the common elements in 1400 W. Grand Condominium, as delineated and defined in the Declaration recorded as document number 0721915181, in the Northwest 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

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 and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Commonly known as: 1400 West Grand
Condo 3
Chicago IL

Property of Cook County Clerk's Office

UNOFFICIAL COPY

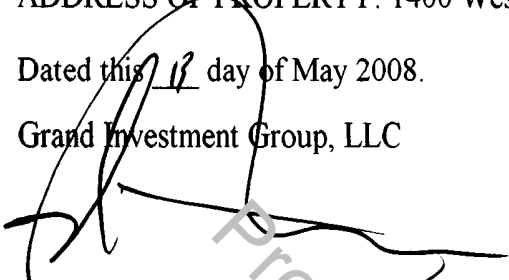
STATE OF ILLINOIS STATE TAX JUN. 25. 08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000004610	REAL ESTATE TRANSFER TAX 0021850 FP 102804
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PERMANENT INDEX NO.: Undivided - 17-08-123-040-0000

ADDRESS OF PROPERTY: 1400 West Grand Avenue, Unit 3, Chicago, Illinois 60622

Dated this 13 day of May 2008.

Grand Investment Group, LLC



Michael Gaylor
Manager

STATE OF ILLINOIS)

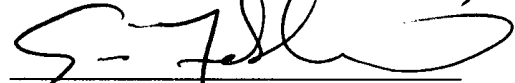
COUNTY OF COOK)

SS

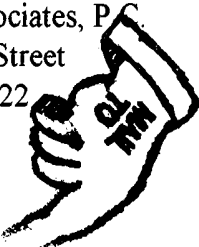
STATE OF ILLINOIS STATE TAX JUN. 25. 08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000004611	REAL ESTATE TRANSFER TAX 0021850 FP 102804
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I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that Michael Gaylor is personally known to me to be the same person who signed the foregoing Warranty Deed and 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.

Given under my hand and seal this 13 day of May 2008.


 NOTARY PUBLIC


This instrument prepared by:
 Eric Feldman & Associates, P
 1455 North Paulina Street
 Chicago, Illinois 60622



Mail to:

Eric Feldman
 1455 N. Paulina
 Chicago IL 60622

Tax bill to:

Same

CITY OF CHICAGO CITY TAX JUN. 25. 08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000026151	REAL ESTATE TRANSFER TAX 0229425 FP 102807
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CITY OF CHICAGO CITY TAX JUN. 25. 08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000026152	REAL ESTATE TRANSFER TAX 0229425 FP 102807
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