

# UNOFFICIAL COPY



Chicago Title Insurance Company

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



08184570180

Doc#: 0818457018 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/02/2008 09:45 AM Pg: 1 of 3

4390452 (1/2)

6-27

GIT

**THE GRANTOR**, 1442 N. Western Avenue, LLC., a 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 Nicholas A. Kurk and Marisa J. Peck

**(GRANTEE'S ADDRESS)** 1130 Michigan Avenue Apt No. 4301, Chicago, Illinois 60605

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 taxes for the year 2007 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2008, (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record; if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Permanent Real Estate Index Number(s): 16-01-215-027-0000, 16-01-215-028-0000

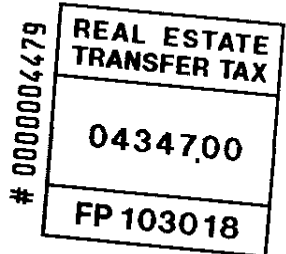
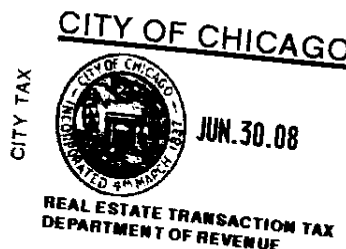
Address(es) of Real Estate: 1448 North Western Avenue- Unit 4B, Chicago, Illinois 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its \_\_\_\_\_ this 26<sup>th</sup> day of

June, 2008

1442 N. Western Avenue, LLC.

By Gregory Hainault  
Gregory Hainault  
Manager



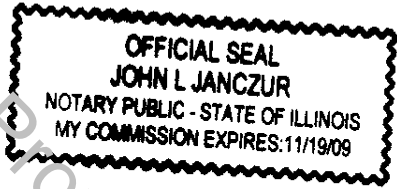
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STATE OF ILLINOIS, COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gregory Hainault, personally known to me to be the Manager of the 1442 N. Western Avenue, LLC, personally known to be the same person(s) whose name(s) ~~is~~ <sup>are</sup> subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Board of Mangers of said company, as ~~his~~ <sup>their</sup> 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 26th day of June 18 2008

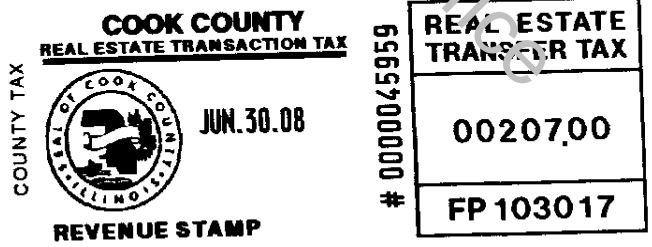
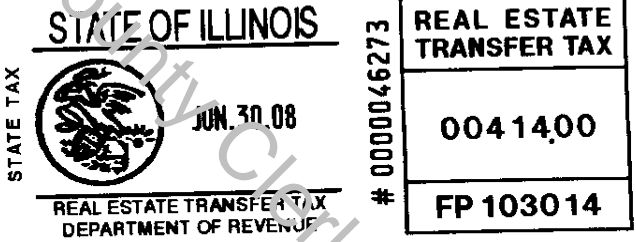


*[Signature]*  
\_\_\_\_\_  
(Notary Public)

**Prepared By:** John L. Janczur, Esc.  
140 South Dearborn Street, Suite 1610  
Chicago, Illinois 60603-5202

**Mail To:**  
Richard A. Duffin  
53 West Jackson Suite 1650  
Chicago, Illinois 60604

**Name & Address of Taxpayer:**  
Nicholas A. Kurk and Marisa J. Peck  
1448 North Western Avenue- Unit 4B  
Chicago, Illinois 60622



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EXHIBIT 'A'

## Legal Description

PARCEL 1: UNIT 4-B AND P-TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1448 NORTH WESTERN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0733303060. IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR ROOF DECK AND STORAGE PURPOSES IN AND TO ROOF DECK NO. RD4 AND STORAGE SPACE NO. S6 LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE 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 AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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