

UNOFFICIAL COPY

WARRANTY DEED

(Entity to Individual)



Doc#: 0819105176 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2008 02:21 PM Pg: 1 of 3

Mail to:

RAY PASULKA

70 W. MADISON WJD

CHICAGO, IL 60602

Name and Address of Taxpayer:

Mr. Kyle Stork

Ms. Lauren Boegen

2035 W. Farragut, Unit #1

Chicago, Illinois 60622

THE GRANTOR(S) 2302 N. JANSSEN, LLC, an Illinois limited liability company, whose address is 2000 N. Racine, #2160, Chicago, Illinois 60614, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

CONVEY(S) and WARRANT(S) to GRANTEE(S), ^R KYLE STORK and ^{A.} LAUREN BOEGEN, whose address is 1724 W. Fletcher, #1, Chicago, Illinois, not as tenants in common, ^{HUSBAND & WIFE} but as JOINT TENANTS, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit: ^{2e} BUT AS TENANTS

"SEE ATTACHED LEGAL DESCRIPTION" BY THE ENTIRETY

SUBJECT TO: (i) covenants, conditions and restrictions of record; (ii) terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, if any; (iii) installments due after the date hereof for assessments established pursuant to the Declaration of Condominium; (iv) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium and any amendments thereto; (v) party wall rights and agreements, if any; (vi) general real estate taxes not yet due and payable; (vii) special taxes or assessments for improvements heretofore completed; (viii) roads and highways, if any; (ix) applicable building and building line restrictions, zoning and building laws or ordinances; (x) the Illinois Condominium Property Act; (xi) leases and licenses affecting the common elements; (xii) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (xiii) liens and other matters as to which the title insurance company commits to insure Grantee against loss or damage.

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 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.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

Address of Property: 2035 W. Farragut, Unit #1
Chicago, Illinois 60625

Permanent Index Number: 14-07-120-008-0000 (affects the underlying land)

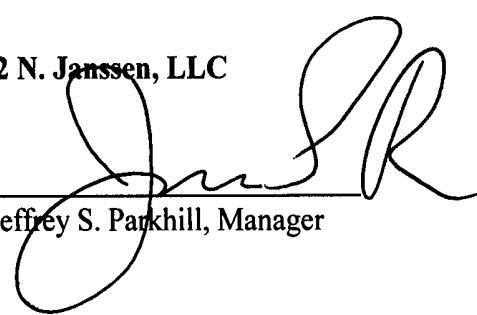
Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

08191051760

UNOFFICIAL COPY

DATED this 25 day of June, 2008.

2302 N. Janssen, LLC


By: 
Jeffrey S. Parkhill, Manager

State of Illinois)

County of COOK)

STATE TAX

STATE OF ILLINOIS



JUL.-2.08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024173

REAL ESTATE TRANSFER TAX
00400.00
FP326652

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-2.08

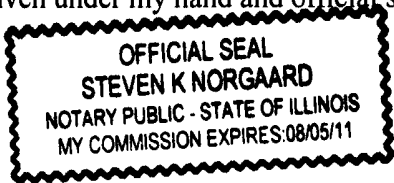
REVENUE STAMP

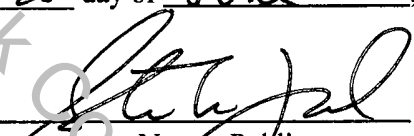
0000039061

REAL ESTATE TRANSFER TAX
00200.00
FP326665

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jeffrey S. Parkhill**, Manager of **2302 N. Janssen, LLC**, an Illinois limited liability company, 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 acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of 2302 N. Janssen, LLC, as the free and voluntary act and deed of 2302 N. Janssen, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of June, 2008




Notary Public

IMPRESS SEAL HERE


COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137
WACL03103-1047/Unit #1NDEED.wpd

CITY TAX

CITY OF CHICAGO



JUL.-2.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000036461

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



JUL.-2.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000036464

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



JUL.-2.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000036462

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



JUL.-2.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000036465

REAL ESTATE TRANSFER TAX
00200.00
FP326650

CITY TAX

CITY OF CHICAGO



JUL.-2.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000036463

REAL ESTATE TRANSFER TAX
01000.00
FP326650

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

PARCEL 1: UNIT 1 IN THE 2035 W. FARRAGUT CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 IN FARRAGUT HOYNE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 299.17 FEET OF THE NORTH 141 FEET OF THE SOUTH 174 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED MARCH 25, 2008, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0805516058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-3, A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 1, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number:

Property ID: 14-07-120-008-0000

Property Address:

2035 W. Farragut, Unit #1
Chicago, IL 60625