

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 825
Chicago, IL 60602
312-849-4243



Doc#: 0822005034 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2008 09:34 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual

569362

THE GRANTOR, Greenview East, 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 and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to Karen Peterson, of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, 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) 2007, 2008 special taxes and assessments, if any, not yet due and payable. 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 also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

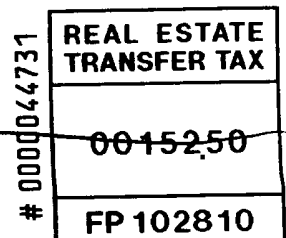
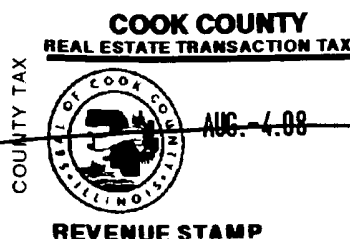
Permanent Real Estate Index Number(s): 14-20-310-016-0000
Address(es) of Real Estate: 1448 W. Roscoe, Unit 2W Chicago, Illinois 60613

TO HAVE AND TO HOLD said premises forever.

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 Manager this

31st day of July, 2008

Greenview East, LLC
By: Ron D. Abrams
Ron D. Abrams, Manager



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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ron D. Abrams, personally known to me to be the Manager of Greenview East, LLC and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of July, 20 08.



Amanda M. Regnier (Notary Public)

Prepared by:
Matthew R. Gallagher
Gallagher & Niemeyer, LLC
1800 W. Berenice, Ste. 200
Chicago, IL 60613

CITY OF CHICAGO



AUG. -4.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

7979200000 #

REAL ESTATE TRANSFER TAX
0320200
FP 102807

Mail To: KENT ELLIOTT NOVIT
100 N. LA SALLE, SUITE 1700
CHICAGO, IL 60602

Name and Address of Taxpayer:

KAREN PETERSON
1448 W. ROSCOE, UNIT 2-W
CHICAGO, IL 60613

CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



AUG. -4.08

0000026477

REAL ESTATE TRANSFER TAX
0000050
FP 102807

File Number: TM266708

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LEGAL DESCRIPTION

Unit 1448-2W together with its undivided percentage interest in the common elements in Roscoeview East Condominium, as delineated and defined in the Declaration recorded as document number 0813616012, in the West 1/2 of the Southwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Storage Space, S-14, Limited Common Elements as delineated on a survey to condominium recorded as document number 0813616012.

Commonly known as: 1448 West RoscoeStreet
Condo 2W
Chicago IL 60657

PIN/Tax Code: 14-20-310-016-0000

Property of Cook County Clerk's Office

