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STEWART TITLE OF ILLINOIS
2 NORTH LASALLE # 625
CHICAGO, ILLINOIS 60602
312-849-4243



Doc#: 0822511067 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/12/2008 10:30 AM Pg: 1 of 5

Property of Cook County Clerk's Office

DEED

2409 West Catalpa # 106
Chicago, IL
570111
13-12-218-025

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

503

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DEED OF CONVEYANCE

<p>2409 West Catalpa CONDOMINIUM DEED</p> <p>THIS INDENTURE, made this 31st day of July, 2008, between 5450 Western Avenue, LLC., an Illinois limited liability company, with a mailing address c/o Joseph DiCosola; 2220 W. North Avenue, Chicago, Illinois 60647, 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, party of the first part, and Rehana Naera, single, party of the second part.</p>	
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WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 106 IN 2409 W. CATALPA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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 property described therein.

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

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2007 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2409 West Catalpa Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and

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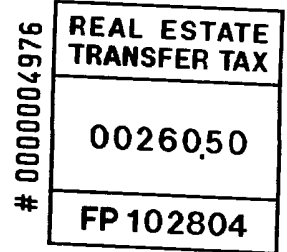
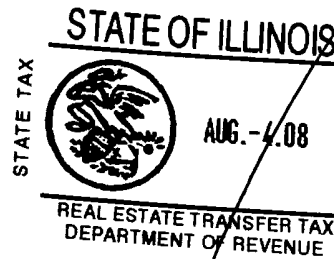
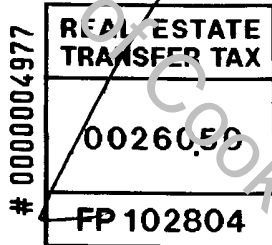
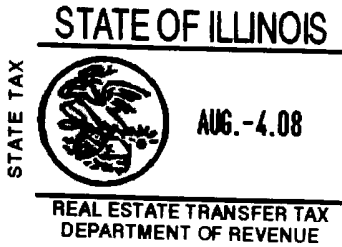
highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 13-12-218-025-0000

Address of real estate: 2409 West Catalpa Unit 106, Chicago, Illinois 60625

Unit 106 together with its undivided percentage interest in the common elements in Catalpa Square Condominium, as delineated and defined in the Declaration recorded as document number 0813722008, in the Northeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

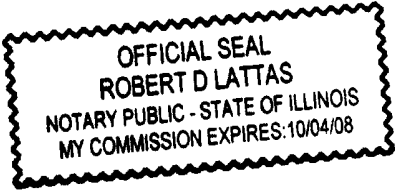


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IN WITNESS WHEREOF, Joseph DiCosola, as manager of 5450 Western Avenue, LLC, has executed this instrument as of the day and year first above written.

5450 Western Avenue, LLC,
an Illinois limited liability company



By: [Signature]
Name: Joseph DiCosola
Its: Manager

This instrument was prepared by:	
Robert D. Lattas, Esq.	
2220 West North Avenue	
Chicago, Illinois 60647	
After Recording Mail to:	Send Subsequent Tax Bills To:
<u>Rehana Naem</u>	<u>Rehana Naem</u>
<u>2409 W Catalpa # 106</u>	<u>2409 W Catalpa # 106</u>
<u>Chicago, IL 60625</u>	<u>Chicago, IL 60625</u>



CITY OF CHICAGO

CITY TAX



AUG.-4.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000026443

REAL ESTATE TRANSFER TAX
02735.25
FP 102807

CITY OF CHICAGO

CITY TAX



AUG.-4.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000026442

REAL ESTATE TRANSFER TAX
02735.25
FP 102807

Notary Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

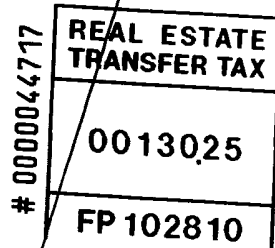
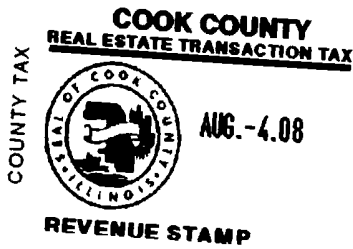
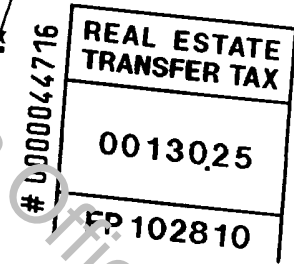
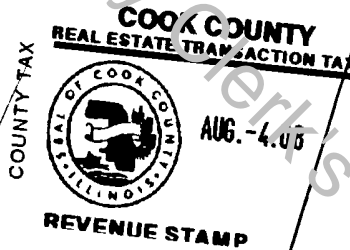
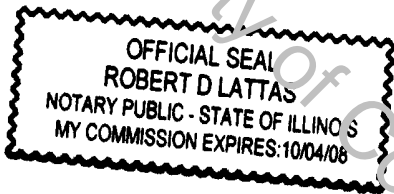
Robert D. Lattas

I, ~~Steven R. Felton~~, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph DiCosola Manager of 5450 Western Avenue LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31st day of July, 2008.

Robert D. Lattas

Notary Public



Property of Cook County Clerk's Office