

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0822633137 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2008 01:44 PM Pg: 1 of 2

The Grantor, **KEDVALE STREET PROPERTIES, L.L.C.**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, conveys and warrants to **Randall Koch**, of Chicago, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

TICOR TITLE 64003


LEGAL DESCRIPTION

SEE ATTACHED

SUBJECT TO: 2007 General Real Estate taxes, et. seq.
P.I.N. 13/22-212-002-0000 13-22-212-009-1010
PROPERTY ADDRESS: 3851 1/2 North Kedvale, Unit D1, Chicago, Illinois

THIS IS NOT A HOMESTEAD PROPERTY

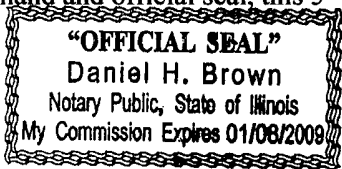
DATED this 5th day of August, 2008.


**Eugene Hardiman, Sole Manager of
Kedvale Street Properties, LLC**

STATE OF ILLINOIS,
COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC., is personally known to me to be the same person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, this 5th day of August, 2008.




NOTARY PUBLIC

This instrument was prepared by: **DANIEL H. BROWN**, 53 W. Jackson, #703, Chicago, Illinois, 60604; Telephone Number (312)663-4410.

BOX 15

MAIL TO:
Buyer's Attorney
RANDALL KOCH
2026 N. WOLCOTT AVE
CHICAGO, IL 60614

SEND SUBSEQUENT TAX BILLS TO:
Unit Owner at Unit Owner's Address
RANDALL KOCH
2026 N. WOLCOTT AVENUE
CHICAGO, IL 60614



UNOFFICIAL COPY

LEGAL DESCRIPTION FOR

3851 1/2 NORTH KEDVALE, UNIT D1, CHICAGO, ILLINOIS

THE TENANT OF UNIT D1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

UNIT NUMBER D1 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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 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.

CITY TAX

CITY OF CHICAGO



AUG.-7.08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008163

REAL ESTATE TRANSFER TAX
02625.00
FP 102803

COUNTY TAX

COOK COUNTY



AUG.-6.08


REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000043179

REAL ESTATE TRANSFER TAX
00125.00
FP 326707

STATE TAX

STATE OF ILLINOIS



AUG.-7.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000043270

REAL ESTATE TRANSFER TAX
00250.00
FP 102809