

UNOFFICIAL COPY



4391554(12)

Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0823157077D

Doc#: 0823157077 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2008 12:07 PM Pg: 1 of 3

4391554
1/2

8-13

GIT

THE GRANTOR, 2252-58 N. Belmont, LLC, a corporation 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 Directors of said corporation **CONVEY(S)** and **WARRANT(S)** to Denise Michel and James Michel, not as tenants in common, but as joint tenants, of 900 W. Fullerton, Chicago, Illinois 60614 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 real estate taxes; special taxes or assessments not then due and payable; the Act; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; leases and licenses affecting the Common Elements; easements, covenants, conditions, agreements, building lines and restrictions of record; and liens, encroachments and other matters over which Stewart Title Company is willing to insure at Seller's expense; provided, however, that none of the foregoing title exceptions shall materially affect the Purchaser's use and enjoyment of the Purchased Unit.

There were no tenants as this is new construction.

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.

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 14-19-329-025-0000, 14-19-329-026-0000 (underlying)
Address(es) of Real Estate: 2252-58 W. Belmont, Unit 204 and P#-8, Chicago, Illinois 60618

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 7th day of August, 2008.

2252-58 N. Belmont, LLC

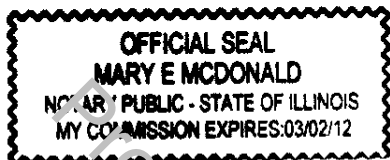
BY: 
John O'Flaherty
Manager

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John O'Flaherty personally known to me to be the Manager of 2252-58 N. Belmont, LLC, a n Illinois limited liability company, and personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the instrument pursuant to authority given by the Board of Managers of said company as his 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 7th day of August 2008



Mary E. McDonald (Notary Public)

Prepared By: Frank W. Jaffe
111 W. Washington # 401
Chicago, Illinois 60602

Mail To:
Ms. Mary Morrissy
Momkus McCluskey, LLC
228 N. Park Blvd.
Glen Ellyn, IL 60137

Name & Address of Taxpayer:
Denise Michel and James Michel
2252-58 W. Belmont, Unit 204 and PS-8
Chicago, Illinois 60618

STATE TAX	STATE OF ILLINOIS AUG. 14. 08 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000046694	REAL ESTATE TRANSFER TAX 0050000 FP 103014
-----------	---	--------------	--

CITY TAX	CITY OF CHICAGO AUG. 14. 08 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000004738	REAL ESTATE TRANSFER TAX 0525000 FP 103018
----------	--	--------------	--

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX AUG. 14. 08 REVENUE STAMP	# 0000046382	REAL ESTATE TRANSFER TAX 0025000 FP 103017
------------	--	--------------	--

UNOFFICIAL COPY

ORDER NO.: 1301 - 004391554
ESCROW NO.: 1301 - 004391554

STREET ADDRESS: 2252-58 WEST BELMONT AVENUE UNIT 204 & P-8
CITY: CHICAGO **ZIP CODE:** 60618 **COUNTY:** COOK
TAX NUMBER: 14-19-329-025-0000 & 14-19-329-026 (underlying)

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1: UNITS 204 AND P-8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELMONT SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0819145068, IN LOTS 25, 26 AND 27 IN BLOCK 2 IN HARTMAN'S SUBDIVISION OF BLOCK 46 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS, ALL TAKEN AS A TRACT, (EXCEPTING THEREFROM THE COMMERCIAL PORTIONS OF SAID LAND AS DESCRIBED ON EXHIBIT B OF THE CONDOMINIUM DECLARATION) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR DECK UNIT 204, A LIMITED COMMON ELEMENT TO UNIT 204, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

C/K/A: 2252-58 W. BELMONT/3202 N. OAKLEY, CHICAGO.