

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 825
CHICAGO, IL 60602
312-849-4243



Doc#: 0823226209 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/19/2008 11:01 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual

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 James D. Cozzens, 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 Illinois, to-wit:

(M/D) a single man **STC 570480**
1041

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 through 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 3W Chicago, Illinois 60613

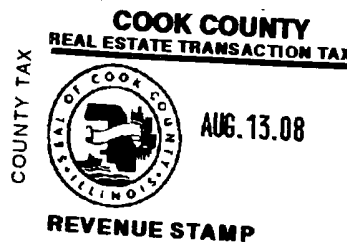
TO HAVE AND TO HOLD said premises forever.

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

12th day of August, 20 08

Greenview East, LLC

By: Ron D. Abrams
Ron D. Abrams, Manager



0000044835
REAL ESTATE TRANSFER TAX
00155.00
FP 102810

3K29

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ALTA COMMITMENT (6/17/06)

Order Number TM267397
Assoc File No "

STEWART TITLE

GUARANTY COMPANY
HEREIN CALLED THE COMPANY

Parcel 1: 1448-3W together with its undivided percentage interest in the common elements in Roscoeview East Condominium Condominium, as delineated and defined in the Declaration recorded as document number 0813616012, in the West 1/2 of ythe 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-15 , Limited Common Elements as delineated on a survey to condominium recorded as document number 0813616012.

Property of Cook County Clerk's Office

CITY OF CHICAGO
CITY TAX
AUG. 13.08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000026543
REAL ESTATE TRANSFER TAX
01627.50
FP 102807

CITY OF CHICAGO
CITY TAX
AUG. 13.08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000026544
REAL ESTATE TRANSFER TAX
01627.50
FP 102807

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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 11 day of August, 2008.



Amanda M. Regnier
(Notary Public)

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



Mail To:
James Cozzetta
1448 W. Roscoe Unit 3W
Chicago IL 60613

Name and Address of Taxpayer:
Same.

