

# UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS  
8 N. LaSalle Street  
Suite 626  
Chicago, IL 60602  
312-849-4243

WARRANTY DEED  
ILLINOIS STATUTORY  
LLC to Individual

571661



Doc#: 0825405145 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2008 12:06 PM Pg: 1 of 3

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 Hayley DeWitte 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 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: 3401 N. Greenview Unit 3N 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

1<sup>st</sup> day of September, 2008

Greenview East, LLC

By: Ron Abrams  
Ron D. Abrams, Manager

STATE OF ILLINOIS

STATE TAX

SEP. 10. 08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000005439

REAL ESTATE TRANSFER TAX
0025000
FP 102804

File Number: TM268128

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

Parcel 1: Unit 3401-3N together with its undivided percentage interest in the common elements in Roscoevew East 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-1, Limited Common Elements as delineated on a survey to condominium recorded as document number 0813616012.

**Commonly known as:** 3401 North Greenview Avenue  
Condo 3N  
Chicago IL 60657

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 8<sup>th</sup> day of September, 20 08.



*Amanda M. Regnier* (Notary Public)


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





**Mail To:** TUTTLE, VEDRAL & COLLINS, P.C.  
733 LEE STREET, SUITE 210  
DES PLAINES, ILLINOIS 60016  
Attn: BGC (4314-x)

**Name and Address of Taxpayer:**

*Hayley DeWitte*  
3401 N. Greenview Ave #3N  
Chicago, IL 60657

CITY OF CHICAGO  
CITY TAX  
  
 SEP. 10.08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 0000026765  
 REAL ESTATE TRANSFER TAX  
 0131250  
 FP 102807

CITY OF CHICAGO  
CITY TAX  
  
 SEP. 10.08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 0000026764  
 REAL ESTATE TRANSFER TAX  
 0131250  
 FP 102807

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 SEP. 10.08  
 REVENUE STAMP  
 # 0000045085  
 REAL ESTATE TRANSFER TAX  
 0012500  
 FP 102810