

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0827633075 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/02/2008 10:41 AM Pg: 1 of 4

This Indenture, made this  
**September 30, 2008,**  
by and between,

**5647-53 N. Clark, LLC**  
party of the first part,  
and **Paul Highfield**  
and **Myron Mix,**  
the second part,

WITNESSETH, that the party  
of the first part, for and in consideration  
of the sum of Ten 00/100 Dollars (10.00)  
and good and valuable consideration

in hand paid by the party of the second part, the receipt whereof is  
hereby acknowledged, and pursuant to the power bestowed upon the party  
of the first part, by these presents does REMISE, RELEASE, ALIEN,  
CONVEY and WARRANT unto the party of the second party as **JOINT TENANTS**  
not as tenants by the entirety and not as tenants in common to their  
heirs and assigns, **FOREVER**, all the following described real estate,  
situated in the County of Cook and State of Illinois unknown and  
described as follows, to wit:

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 204 IN THE 5647-53 NORTH CLARK STREET CONDOMINIUM, AS DELINEATED  
ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 34, 35 AND THE NORTHERLY 16 FEET OF LOT 36 BLOCK 1 IN BRYN MAWR  
ADDITION TO EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 43 RODS  
OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH,  
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF GREEN BAY  
ROAD NOW KNOWN AS NORTH CLARK STREET, IN COOK COUNTY, ILLINOIS  
(EXCEPTING THEREFROM THAT PORTION FOR COMMERCIAL SPACE (101 AND 102) AS  
DESCRIBED AND DELINEATED ON THE SURVEY)

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814822053, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK  
COUNTY, ILLINOIS.

#### PARCEL 2;

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-8 \$ P-4, STORAGE  
SPACE S-4, AND DECK D-11 A LIMITED COMMON ELEMENTS AS DELINEATED ON THE  
SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER  
0814822053.

Together with all and singular the hereditament and appurtenances  
thereunto belonging, or in anyway appertaining, and the reversion  
and reversions, remainder and remainders, rents, issues and  
profits thereof, and all the estate, right, title, interest,  
claim or demand whatsoever, of the party of the first part,  
either in law or in equity, of, in and to the above described


## BOX 334 CT!

148  
A  
5647-53 N. Clark St  
Myron Mix

4188


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Property of Cook County Clerk's Office

~~STATE OF ILLINOIS~~  
  
 OCT.-1.08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 0000052014

REAL ESTATE TRANSFER TAX
00470.00
FP 103032

~~COOK COUNTY~~  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 OCT.-1.08  
 REVENUE STAMP

# 0000052096

REAL ESTATE TRANSFER TAX
00235.00
FP 103034

~~CITY OF CHICAGO~~  
  
 OCT.-1.08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000002420

REAL ESTATE TRANSFER TAX
04935.00
FP 103033

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premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent years not yet due.
- (b) Easements, covenants, restrictions, agreements, conditions, and building lines of record and party wall rights;
- (c) The Declaration for 5647-53 North Clark Street Condominium including matters relating to 5647-53 North Clark Street Condominium ("the Declaration"): including all Exhibits thereto, as amended from time to time;
- (d) The Illinois Condominium Property Act;
- (e) The Plat of Survey attached as Exhibit "F" to the Declaration aforesaid;
- (f) Applicable Zoning and Building Laws and Ordinances;
- (g) Public utility easements, if any;
- (h) Grantee's Mortgage, if any;
- (i) Acts done or suffered by Grantee, or anyone claiming under the Grantee.

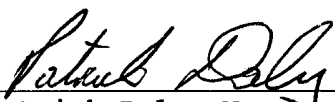
Permanent Real Estate Index Number(s): **14-05-326-065-0000**

Address of Real Estate: **5647-53 North Clark Street,  
Unit 204, P-8 & F-4, S-4, D-11, Chicago,  
Illinois 60660.**

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.

**IN WITNESS WHEREOF**, the affiant has caused his signature to be affixed hereto, this **30th day of September, 2008**.

  
Patrick Daly, Manager  
5647-53 N. Clark, LLC

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State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Patrick Daly** personally known to me to be the Manager of **5647-53 N. Clark, LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as **5647-53 N. Clark, LLC** and caused the company mark to be affixed thereto, pursuant to authority, given to the Manager 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 **30th** day of **September, 2008**.

\_\_\_\_\_  
 NOTARY PUBLIC

Send Subsequent Tax Bills to:

Paul Highfield  
 Name

5647 N. Clark #201  
 Address

Chicago, IL 60660  
 City, State and Zip

Send Deed To:

Dean Lurie  
 Name

1 E Wacker Drive #260  
 Address

Chicago, IL 60601  
 City, State and Zip

Prepared by:  
 John D. Colbert  
 Attorney at Law  
 4000 North Lincoln Avenue  
 Suite 201  
 Chicago, Illinois 60618  
 773-435-0173

