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Doc#: 0830556020 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2008 10:12 AM Pg: 1 of 5

08041400

WARRANTY DEED

THIS INDENTURE made this 30th Day of May, 2008, between Peak Enterprises, LLC, an Illinois Limited Liability Company, as Grantor and Walker Ventures, LLC, an Illinois Limited Liability Company.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, in these presents does REMISE, RELEASE, ALIEN and CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all of the following describe real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

Together with all and singular the hereditament and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, its heirs and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Condominium Association recorded on the 14th day of January, 2008 in the Office of Recorder of Deeds of Cook County, Illinois, as Document No. 0301415077 (the "Declaration").

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, WILL WARRANT AND DEFEND, subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing;
3. The Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 *et seq.*, including all amendments thereto,
4. The Declaration, including all amendments and exhibits attached thereto;

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5. Public, private and utility easements recorded at any time prior to closing;
6. Covenants, conditions, agreements, building lines and restrictions of record;
7. Applicable building and zoning laws, statutes, ordinances and restrictions;
8. Roads and highways, if any;
9. Leases and licenses affecting Common Elements and/or the common property;
10. The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Condominium Association of The Association;
11. Acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees and
12. Grantee's mortgagee.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever of said Grantee.

IN WITNESS WHEREOF, said Seller has caused its signature to be hereto affixed, the day and year first above written.

Peak Enterprises, LLC


By: Jason B. Rosenthal, Its Manager

Prepared by:

Jason B. Rosenthal, P.C.
645 N. Michigan Avenue, Suite 1020
Chicago, Illinois 60611

Mail To:

Walker Ventures LLC
180 N. LaSalle Street, Suite 2024
Chicago, Illinois 60601

Name and Address of Taxpayer:

Walker Ventures LLC
180 N. LaSalle Street, Suite 2024
Chicago, Illinois 60601

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UNIT 1A 7635 S COLES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTHERLY 50 FEET OF LOT 75 (AS MEASURED ON THE EASTERLY LINE THEREOF) IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO 0801415077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 21-30-404-013-0000

Property Address: 7635 S COLES AVENUE #1A, CHICAGO, IL 60649

Property of Cook County Clerk's Office

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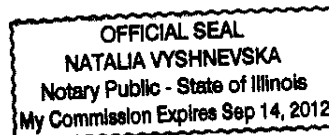
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 30th, 2008 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
Said Sharon Kator
This 30th day of May
2008.

Natalia Vyshnevka
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 30th, 2008 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
Said Sharon Kator
This 30th day of May
2008.

Natalia Vyshnevka
Notary Public

