

2079479-MTC-10f2-10



0833126331D

Doc#: 0833126331 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/26/2008 01:53 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR **4319-33 South Halsted LLC, an Illinois limited liability company**, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

Don W. Barnes, Jr., the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (see attached for legal description). **SUBJECT TO:** General taxes for 2008 and subsequent years.

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 17-33-202-027-0000

Address: 3106 S. Wells Avenue, Unit 3 and P-3, Chicago, IL 60616

No Tenant had any right of first refusal or option to purchase.

Dated: November 24, 2008

4319-33 South Halsted LLC, an Illinois limited liability company

By:
Thomas J. Ferro, Jr.

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, Suite 207, Chicago, IL 60661

(G)

M.G.R. TITLE

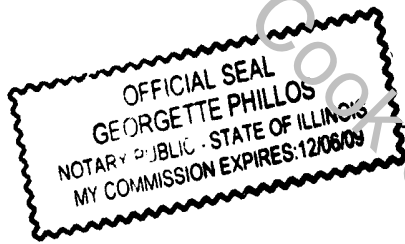
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

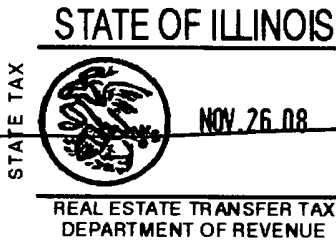
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Ferro, Jr., personally known to me to be the managing member of 4319-33 South Halsted LLC, an Illinois limited liability company, appeared before me this day in person and severally acknowledged that as such officer he signed and delivered the said instrument pursuant to authority, and as his 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 24 day of November, 2008.

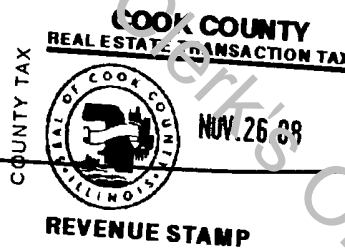


Georgette Phillos

Notary Public



STATE TAX	REAL ESTATE TRANSFER TAX
# 0000037628	0026200
	FP 103037



COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000049903	0013100
	FP 103042

MAIL DEED TO:

Don W. Ramos, Jr.
3106 South Wells St, Unit 3
Chicago, IL 60616-3618

SEND SUBSEQUENT TAX BILLS TO:

JAMES POTTER
200 Apple St
Beverly, IL 60010

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
568188 \$2,751.00
11/26/2008 10:29 Batch 03112 56



UNOFFICIAL COPY

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

UNIT NUMBER 3 IN THE 3106 SOUTH WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 103 IN E.N. LARMON'S SUBDIVISION OF BLOCK 3 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0833010021, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0833010021.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As: 3106 S. Wells Street, Unit 3 and P-3, Chicago, Illinois

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