

UNOFFICIAL COPY



Doc#: 0834441142 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/09/2008 03:29 PM Pg: 1 of 3

2079459 M.D. 1/2-11

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

(A)

M.G.R. TITLE

THE GRANTOR, **WINONA BUILDERS LLC**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to LUDWIG DEFRENNE

of CHICAGO, ILLINOIS
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 900-3
900-10 W, WINONA STREET
CHICAGO, ILLINOIS 60640

P. I. N.: 14-08-403-021-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be here to affixed, and has caused its name to be signed to these presents by its Manager this 26th day of December, 2008.

WINONA BUILDERS LLC,
an Illinois Limited Liability Company

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
568878 \$2,625.00
12/09/2008 10:36 Batch 07283 32



BY: [Signature]
Its Manager

STATE OF ILLINOIS
STATE TAX
DEC.-4.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037802
REAL ESTATE TRANSFER TAX
0025000
FP 103037

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
DEC.-4.08
REVENUE STAMP

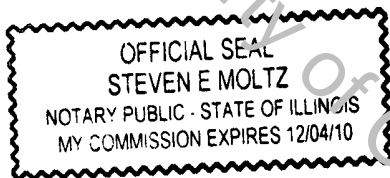
0000050078
REAL ESTATE TRANSFER TAX
0012500
FP 103042

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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 Mark Pieczka, personally known to me to be the Manager of **WINONA BUILDERS 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 acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members 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 2nd day of December,
2008.



NOTARY PUBLIC

Mail To:

Law Offices Seyring Watson & Galvin
 8501 West Higgins Road, Suite 440
 Chicago, Illinois 60631
 Attn: Babara K. Watson

Name and Address of Taxpayer:

Ludwig Defrenne
 Unit 900-3
 900-10 W. Winona Street
 Chicago, Illinois 60640

Prepared By:

Steven E. Moltz
 LAW OFFICES OF
 STEVEN E. MOLTZ
 19 S. LaSalle St., Suite 900
 Chicago, Illinois 60603

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LEGAL DESCRIPTION

UNIT 900-3 IN THE 900-10 W. WINONA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 13 AND 14 IN WHITE, GALT AND PROUDFOOT'S SUBDIVISION OF BLOCK 4 IN ARGYLE, A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 1 AND 2 OF COLEHOUR AND CONNARROE'S SUBDIVISION OF LOT 3 OF SAID FUSSEY AND FENNIMORE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0712215071 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 900-3
900-10 W. WINONA ST.
CHICAGO, ILLINOIS 60640

PIN: 14-08-403-021-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2007 AS DOCUMENT NUMBER 0712215071 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.