

# UNOFFICIAL COPY

## WARRANTY DEED

4393758 1/3

GIT (2-2-09)

THE GRANTOR 3312 North Kenmore, LLC,  
an Illinois limited liability company



Doc#: 0904057064 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/09/2009 11:02 AM Pg: 1 of 3

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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Brian McFadden and Jackie McFadden, husband and wife, of 950 West Monroe, Chicago, Illinois 60607

not as joint tenants and not as tenants in common, but as tenants by the entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-20-416-036-0000  
Address of Real Estate: 3312 North Kenmore, Unit 1  
Chicago, Illinois 60657

CITY OF CHICAGO

CITY TAX



FEB. -5.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000005515

REAL ESTATE  
TRANSFER TAX

0851550

FP 103018

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 30 day of January, 2009.

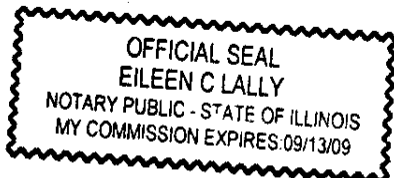
3312 N. Kenmore, LLC  
an Illinois limited liability company

By: [Signature]  
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Collins, Authorized Representative of 3312 North Kenmore, LLC, 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 3312 North Kenmore, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of January, 2009.



[Signature]  
NOTARY PUBLIC

My commission expires on \_\_\_\_\_

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

PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3312 NORTH KENMORE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0902045106, OF LOT 30 IN BLOCK 3 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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.

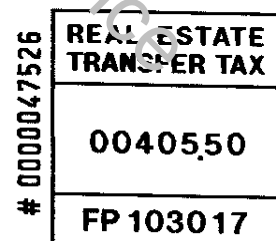
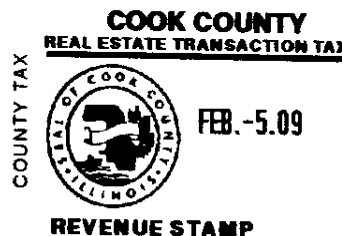
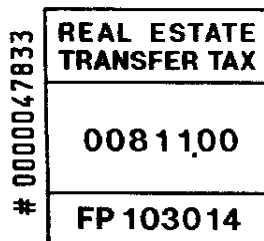
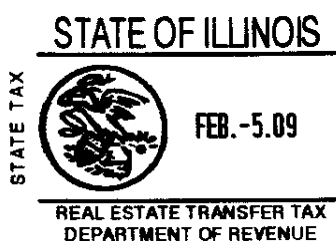
Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) provisions of the Municipal Code of Chicago; (5) provisions of the Condominium Property Act of Illinois (the "Act"); (6) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 3312 North Kenmore Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (7) assessments due to the Association after the Closing Date; and (8) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-20-416-036-0000

Address of Real Estate: 3312 North Kenmore, Unit 1, Chicago, Illinois 60657

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602



UPON RECORDING MAIL TO:  
Daniel G. Lauer, Esq.  
1424 West Division Street  
Chicago, Illinois 60622

SEND SUBSEQUENT TAX BILLS TO:  
Jackie and Brian McFadden  
3312 North Kenmore, Unit 1  
Chicago, Illinois, 60657

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## EXHIBIT "A"

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

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

Property of Cook County Clerk's Office