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207988-102102.L0

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

Doc#: 0906241133 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/03/2009 03:09 PM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR, 2700 CORTLAND 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 SCOTT NOTTINGHAM

of Chicago, IL,
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 2706-G
2700-06 W. CORTLAND ST.
1910-12 N. WASHTENAW AVE
CHICAGO, ILLINOIS 60647

P. I. N.: 13-36-401-022-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 27th day of February, 2009.

2700 CORTLAND LLC,
an Illinois Limited Liability Company

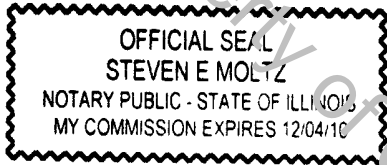
BY: [Signature]
Its Manager

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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 Renata Pieczka, personally known to me to be the Manager of **2700 CORTLAND 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 She signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her 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 27th day of February, 2009.



[Signature]
NOTARY PUBLIC

Mail To:
Dana C. Siragusa, Esq.
SIRAGUSA LAW
1961 North Fremont Street, #2F
Chicago, IL 60614

Name and Address of Taxpayer:
Scott Nottingham
Unit 2706-G
2700-06 W. Cortland St.
1910-12 N. Washtenaw Ave.
Chicago, Illinois 60647

City of Chicago
Dept. of Revenue
573706
03/03/2009 09:50 Batch: 08123 29
Real Estate Transfer Stamp
\$2,520.00



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

STATE OF ILLINOIS
MAR.-3.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000040321
REAL ESTATE TRANSFER TAX
002400
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR.-3.09
COUNTY TAX
0000052604
REAL ESTATE TRANSFER TAX
001200
FP 103042
REVENUE STAMP



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LEGAL DESCRIPTION

UNIT 2706-G IN THE CORTLAND CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 32 AND 33 IN BLOCK 1 IN EDGAR M. SNOW AND COMPANY'S SUBDIVISION BEING CHARLES MORRIS' NEW SUBDIVISION OF PART OF BLOCK 2 IN BORDEN'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814922032 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 2706-G
2700-06 W. CORTLAND/1910-12 N. WASHTENAW AVE.
CHICAGO, ILLINOIS 60647

PIN: 13-36-401-022-0000

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 28, 2008 AS DOCUMENT NUMBER 0814922032 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.