

# UNOFFICIAL COPY



Doc#: 0909005178 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2009 11:48 AM Pg: 1 of 3

STEWART TITLE COMPANY  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

WARRANTY DEED  
ILLINOIS STATUTORY  
LLC to Individual

582529 1/2

THE GRANTOR, Greenview East, LLC, a limited liability company 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 and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to James DeWald of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Ill. to wit:

*\* an unmarried man who has never been married,*  
**See Exhibit "A" attached hereto and made a part hereof**

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007, 2008, 2009 special taxes and assessments, if any, not yet due and payable. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein. This deed is also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 14-20-310-016-0000  
Address(es) of Real Estate: 1454 W. Roscoe, Unit 2W Chicago, Illinois 60613

*Grantees add:*  
TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this

21 day of March, 2009

Greenview East LLC

By:   
Ron D. Abrams, 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 Ron D. Abrams, personally known to me to be the Manager of Greenview East, LLC and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of February, 2009.



*Amanda M. Regnier*  
(Notary Public)

**Prepared by:**  
Matthew R. Gallagher  
Gallagher & Niemeyer, LLC  
1800 W. Berenice, Ste. 200  
Chicago, IL 60613

Mail To: EDWARD O'CONNELL  
2501 W COYLE  
CHICAGO IL 60645

Name and Address of Taxpayer:

James M. Dewald  
1454 W. Roscoe #2W  
Chicago, IL 60657

CITY OF CHICAGO



MAR.27.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000027438

REAL ESTATE TRANSFER TAX
0253050
FP 102807

STATE OF ILLINOIS



MAR.26.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000006394

REAL ESTATE TRANSFER TAX
0024100
FP 102804

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR.26.09

REVENUE STAMP

# 0000045949

REAL ESTATE TRANSFER TAX
0012050
FP 102810

File Number: TM274467

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## LEGAL DESCRIPTION

Parcel 1: UNIT 2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROSCOEVIEW EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0813616012 IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PARCEL 2: The exclusive right to the use of Storage Space, S-7, Limited Common Elements as delineated on a survey to condominium recorded as document number 0813616012 .

**Commonly known as:** 1454 West RoscoeStreet  
Condo 2W  
Chicago IL 60657

**PIN/Tax Code:** 14-20-310-016-0000

Property of Cook County Clerk's Office