

# UNOFFICIAL COPY



Doc#: 0910733047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/17/2009 10:41 AM Pg: 1 of 3

DEED

Property of Cook County Clerk's Office

CT1 845 1577 MD BK NW9BS 1023

*[Handwritten signature]*

UNOFFICIAL COPY

WARRANTY DEED

GREENWOOD, BERKELEY, ELLIS, LLC, an Illinois limited liability company ("Grantor") for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, GRANTS, BARGAINS and SELLS to BLANTON CANADY, II, a bachelor ("Grantee") the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO (THE "PROPERTY").

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED AS OF JULY 2, 2008 AND RECORDED WITH THE COOK COUNTY RECORDED OF DEEDS AS DOCUMENT NUMBER 0819039039, 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: (a) general real estate taxes not yet due and payable at the time of closing, including, special taxes and assessments; (b) public, private, utility and draining easements of record, if any; (c) applicable zoning and building laws or ordinances; (d) building lines; (e) covenants, conditions and restrictions of record, including, without limitation and if applicable, Declaration of Covenants, Conditions, Restrictions and Easements for the property which will be recorded prior to closing and which will establish certain restrictions and covenants relating to the property; (f) restrictions contained in the Declaration, restrictive covenants or such other documents of record; (g) road and highways; (h) acts done or suffered by Grantee; and (i) Declaration of Condominium, including exhibits and amendments thereto (if any).

PIN: 20-02-303-056-0000 Address: 4310-12 South Greenwood, Unit 2N and Parking P-5, Chicago, Illinois

DATED this 10<sup>th</sup> day of April, 2009.

GREENWOOD, BERKELEY, ELLIS, LLC an Illinois limited liability company

By: [Signature] Michael A. Mitchell, Manager



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 Michael A. Mitchell, Manager of Greenwood, Berkeley, Ellis, LLC, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act on behalf of the Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of April, 2009

[Signature] Notary Public

This instrument was prepared by: Albert, Whitehead, P.C., 10 North Dearborn, Suite 600, Chicago, IL 60602

MAIL TO: Blanton Canady 430 S. Greenwood #2N Chicago, IL 60653 ->

SEND SUBSEQUENT TAX BILLS TO: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 2N IN THE 4310-4312 GREENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND THE NORTH 8.99 FEET OF LOT 3 IN OTIS SUBDIVISION OF THE SOUTH 2 FEET OF LOT 4 AND LOTS 5 TO 8 IN THE SUBDIVISION OF THE NORTH 3.79 CHAINS OF BLOCK 2 IN THE SUBDIVISION BY EXECUTORS OF E. K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0819039039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0819039039.

PIN: 20-02-303-056-0000

Property Address: 4310-12 South Greenwood, Unit 2N, Chicago, Illinois

**CITY OF CHICAGO**

CITY TAX



APR. 14. 09


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000005268

REAL ESTATE TRANSFER TAX
01816.50
FP 102805

**COOK COUNTY**

COUNTY TAX



APR. 14. 09


REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000002845

REAL ESTATE TRANSFER TAX
00086.50
FP 102802

**STATE OF ILLINOIS**

STATE TAX



APR. 14. 09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005022

REAL ESTATE TRANSFER TAX
00173.00
FP 102808