

UNOFFICIAL COPY

CORPORATE WARRANTY DEED BERKELEY SQUARE CONDOMINIUMS (Corporation to Individual)

084574324 CTC / Schwyz / 10/2/2009

THIS DEED, made as of this 21st day of May, 2009, between 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, having an address of 4355 North Ravenswood, Chicago, Illinois 60613 ("Grantor"), and SAMMIE W. TEIL, a married man



Doc#: 0914812126 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/28/2009 01:21 PM Pg: 1 of 3

_____ ("Grantee") WITNESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents conveys and warrants unto the Grantee the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated herein by this reference.

Address of Real Estate/Unit Reference: 453 S. Berkeley #1
Chicago, IL 60653
Permanent Real Estate Index Number: 20-02-308-025-0000 / 20-02-308-027-0000
20-02-308-026-0000

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written.

44TH AND BERKLEY DEVELOPMENT, LLC,
an Illinois limited liability company

By: Ibrahim M. Shihadeh
Ibrahim M. Shihadeh, Manager

This instrument was prepared by J. Joseph Little, Esq. 221 N. LaSalle One East Wacker Drive #2222 Suite 1158 Chicago, Illinois 60601 Upon recording mail to: _____ Send subsequent tax bills to: _____

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ibrahim M. Shihadeh, the Manager of 44TH AND BERKLEY DEVELOPMENT, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of May, 2009.

Commission Expires: 5-22-2012

J. Joseph Little
Notary Public



Boz 334

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



MAY.22.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000054678

REAL ESTATE
TRANSFER TAX

00335.00

FP 103032

CITY OF CHICAGO



MAY.22.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0010203616

REAL ESTATE
TRANSFER TAX

03517.50

FP 103033

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.22.09

COUNTY TAX

REVENUE STAMP

0000054768

REAL ESTATE
TRANSFER TAX

00167.50

FP 103034

COOK COUNTY CLERK'S OFFICE
111 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.4000 FAX: 312.603.4001
WWW.COOKCOUNTYCLERK.COM

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LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT NO. 4453-1 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNIT NO. GU-3 IN THE BERKELEY SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN HUTCHINGSON'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTOR'S OF E.K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717115120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 4453-1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL 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.

Property Addresses: 4453 South Berkeley Avenue #1; GU-3
Chicago, Illinois 60653

Permanent Index Numbers: 20-02-308-025-0000
20-02-308-026-0000
20-02-308-027-0000