

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 0522918156 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2005 04:02 PM Pg: 1 of 2

THE GRANTORS, 4800 N. KENMORE, LLC, an Illinois Limited Liability Company, of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to EDWARD W. DIFFIN III of 520 West Aldine Avenue, 403, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0915248104 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 06/01/2009 03:34 PM Pg: 1 of 4

See attached for legal description.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 14-08-415-031-0000, 14-08-415-035-0000 (affects underlying land).

Property Address: 4802-3 Kenmore, Chicago, Illinois 60640.

Note: The tenant has either 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 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

0504-14958 1 of 2

Re-recommending to ADD  
Connect Legal A

Dated this 1<sup>st</sup> day of August, 2005.

4800 N. KENMORE, LLC, by Fox Partners, L.P., its Member  
By: R. P. Fox & Associates, Inc., its General Partner

By:   
Michael Fox, Vice President

PRairie Title  
100 N. LA SALLE SUITE 1100  
CHICAGO, IL 60602

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**LEGAL DESCRIPTION:**

**PARCEL 1:**

**UNITS 4802-3 AND P-8 IN THE KENMORE CORNER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:**

**LOTS 16, 17, AND 18 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 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 MAY 26, 2005, AS DOCUMENT NUMBER 0514634089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S4802-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MAY 26, 2005, AS DOCUMENT NUMBER 0514634089.**

**Property Address: 4802-3 Kenmore, Chicago, Illinois 60640.**

**Permanent Index Number: 14-08-415-034-0000, 14-08-415-035-0000 (affects underlying land).**

Property of Cook County Clerk's Office

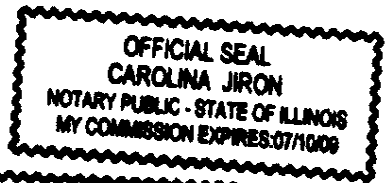
# UNOFFICIAL COPY

State of Illinois  
County of Cook (ss)

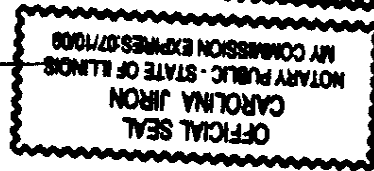
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice-President, signed, sealed 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 Officers of said corporation, as his 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 1<sup>st</sup> day of August, 2005.



Commission expires 7.10.09



*Carolina Jiron*

Notary Public

This instrument was prepared by: Pellegrini and Cristofano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Edward Diffin  
4802 N. Kenmore  
unit 4802-3  
Chicago, IL 60640

Send Subsequent Tax Bills To:

Diffin  
4802-3 N. Kenmore  
Chicago, IL 60640

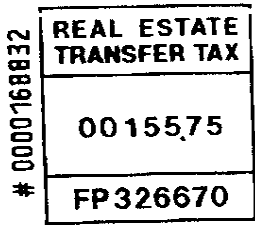
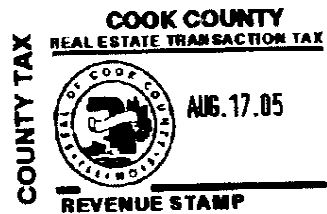
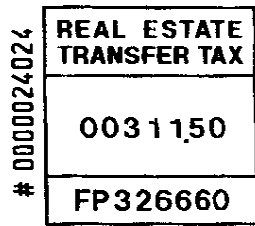
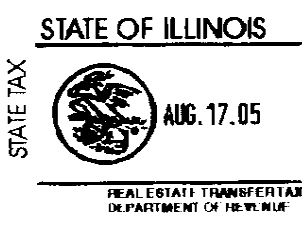
OR

Recorder's Office Box No.: \_\_\_\_\_

City of Chicago  
Dept. of Revenue  
393341  
08/17/2005 10:49 Batch 11876 38



Real Estate  
Transfer Stamp  
\$2,336.25



# UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MAYWOOD OFFICE

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF BOOK NO. 0522918156

MAY 29 09

