

UNOFFICIAL COPY



Doc#: 0915331075 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/02/2009 03:37 PM Pg: 1 of 5

Property of Cook County Clerk's Office

RECORDING COVER SHEET

TYPE OF DOCUMENT:

Warranty Deed

PIN #

13-310-304-039-1003

O'CONNOR TITLE SERVICES #

9141-0103

Kathleen Stover

2009 JUN 2

UNOFFICIAL COPY**SPECIAL
Warranty Deed**

ILLINOIS

Above Space for Recorder's Use Only

THIS INDENTURE, made on May 17, 2009, between **CORTLAND HUMBOLDT, LLC**, an Illinois limited liability company, 36 S. Ashland, Suite 502, Chicago, Illinois 60607, duly authorized to transact business in the State of Illinois, as GRANTOR, and **KATHLEEN STOVER** of 2238 W. Medill, Chicago, Illinois, as GRANTEEES.

THE GRANTOR for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby remise, release and CONVEY(s) and GRANT(s) to the GRANTEEES, not as Tenants in Common but as Joint Tenants in fee simple the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page ____ for legal description attached here to and made part here of.),

**O'Connor Title
Guaranty, Inc.**

Permanent Real Estate Index Number(s): 13-36-304-039-1003

Address(es) of Real Estate 2948 W. Cortland, Unit 2, Chicago, Illinois, 60647

KNOV. 296

Together with all and singular the hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND HOLD the said premises as above described, with appurtenances, unto the Grantee, their heirs and assigns forever.

GRANTEROR also hereby grants to the GRANTEEES, their heirs and assigns, as right and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and Easements, Restrictions and Covenants For The Cortland Humboldt Condominium recorded as document number 0625810106 on September 15, 2006 in the Office of the Recorder of Deed for Cook County Illinois, as amended from time to time (The "Declaration"),
Grantee By accepting this Deed Assumes the obligations thereof.

And the Grantor reserves for itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. The deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor further reserves for itself, its successors and assigns, and Grantee hereby grants to the Grantor and its successors and assigns, the right to remedy as provided in Paragraphs R.1 and R.2. of the Rider to the Purchase Agreement date August 11, 2008 between the Grantee and Grantor for the purchaser of the premises (the "Purchase Agreement") the terms of which are set forth on Exhibit A, attached hereto and made a part hereof. The foregoing right to remedy herein reserved by the Grantor and granted by the Grantee pursuant of Paragraphs R.1. and R.2. of the Rider to the aforesaid Purchase Agreement is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the real estate described herein.

UNOFFICIAL COPY

And the Grantor, for itself, its successors and assigns, does covenant, promise and agree that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as herein recited; and the Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, subject to the following provided that the same does not interfere with the Grantee's use or access of the Dwelling Unit:

1. Current non-delinquent real estates taxes and taxes for subsequent years;
2. Special taxes for improvements no yet completed and other assessment or installments thereof not due and payable at the time of Closing;
3. The Act and the Ordinance, including any and all amendments thereto;
4. The Declaration, including amendment and exhibits attached thereto;
5. Public, private and utility easements recorded at any time prior to Closing; including any easements established by or implied from the Declaration or amendments thereto;
6. Covenants, conditions, agreements, building lines and restrictions; applicable building and zoning laws, statutes, ordinances, and restrictions.
7. Roads and highways if any;
8. Leases, and licenses affecting the Common Elements;
9. Title exceptions pertaining to lien or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed;
10. Matters over which the Title Company is willing to insure;
11. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; and
12. Grantee's mortgage.

CORTLAND HUMBOLDT LLC

By: *Amy Mazzolin*
Amy Mazzolin, one of its authorized managers

[Signature]
(SEAL)

By: *Lucian Cittera*, 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: *Amy Mazzolin*, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument and represented to me that he/ she is duly a authorize manager of the Cortland Humboldt LLC, an Illinois limited liability company, and she did, appear before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as her free and voluntary act as such duly authorized manager on behalf of the Cortland Humboldt LLC, for the uses and purposes therein set forth.

Given under my hand and official seal on May 18, 2009

Angelica Fajardo
Notary Public
(My Commission Expires)



UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as 2948 N. Humboldt, Unit 2, Chicago, Illinois, 60647

UNIT 2948-2 IN THE CORTLAND HUMBOLDT CONDOMINIUM, AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13 IN BLOCK 4 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 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 0625810100, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 13-36-304-09-1003

Common Address: 2948 W. Cortland, Unit 2, Chicago, Illinois 60647

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

580130

\$2,567.25

06/02/2009 14:59 Batch 10227 68



STATE OF ILLINOIS

STATE TAX



JUN.-2.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0800043062

REAL ESTATE
TRANSFER TAX

0024450

FP 103037

COOK COUNTY
REAL ESTATE TRANSFER TAX

COUNTY TAX



JUN.-2.09

REVENUE STAMP

0000055346

REAL ESTATE
TRANSFER TAX

0012225

FP 103042

This instrument was prepared by:
Robert L. Pattullo Jr.
10 South LaSalle, Suite 3400
Chicago, Illinois 60603

Send subsequent tax bills to:
Kathleen Stover
2948 W. Cortland, Unit 2
Chicago, Illinois 60647

Recorder-mail recorded document to:
Michael Wasserman, Esq.
221 N LaSalle, Suite 2040
Chicago, IL 60601

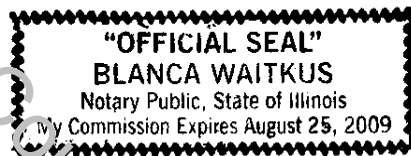
UNOFFICIAL COPY

State of Illinois
County of COOK

I, the undersigned, a Notary Public in and for the County of COOK, in the State aforesaid, do hereby certify that LUCIAN COLTEA, personally known to me to be the same person whose name is subscribed to the foregoing instrument and represented to me that he is a duly authorized manager of Cortland Humboldt, LLC, an Illinois limited liability company, and he did appear before me this 19 day of May, 2009 in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act as such duly authorized manager on behalf of the Cortland Humboldt LLC, for the uses and purposed therein set forth.

Given under my hand and official seal this 19 day of May, 2009.

Blanca Waitkus
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE