

UNOFFICIAL COPY

DEED OF CONVEYANCE

WARRANTY DEED ILLINOIS STATUTORY

THIS AGREEMENT

Made this 29th day of
April, 2009, between
**2200 W. Madison Group,
LLC** an Illinois 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, party of the first
Part, and **Lyssette Guzman**,
a single woman,
Party of the second part,



Doc#: 0916648066 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2009 03:20 PM Pg: 1 of 3

WITNESSETH, That the party of the first part, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description in Exhibit A, attached hereto and made part hereof.

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. The party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, 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 herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due or payable at the time of closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) party wall agreements, if any; (6) encroachments (provided such do not materially adversely affect the intended use of the Unit); (7) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; (8) the Condominium Property Act of Illinois (the "Act"); (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (10) installments due after closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

Permanent Index Number(s): 17-07-329-028-0000; 17-07-329-029-0000; 17-07-329-030-0000; 17-07-329-031-0000; 17-07-329-032-0000; 17-07-329-033-0000; 17-07-329-034-0000

Property Address: 2244 W. Madison, Unit 301, LCE 1, PSU-~~31~~ PSU-~~32~~, Chicago, Illinois 60612

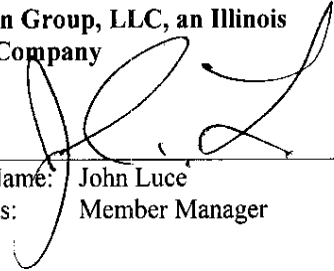
31 32

C.J.
3

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

2200 West Madison Group, LLC, an Illinois Limited Liability Company

By: 
Name: John Luce
Its: Member Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the Member Manager of **2200 West Madison Group, LLC** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 24th day of April, 2009


Notary Public





Prepared By: Economopoulos & Associates, P.C.
17 N. Wabash Ave. Suite 660
Chicago, IL 60602

Mail To:
Lysette Guzman
2544 W. Madison, Unit 301
Chicago, IL 60612
Name & Address of Taxpayer:
Lysette Guzman
2244 W. Madison, Unit 301
Chicago, Illinois 60612

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
579742 \$2,730.00
05/28/2009 12:27 Batch: 05308 32



| | |
|---|--------------------------|
| STATE OF ILLINOIS | |
| STATE TAX | REAL ESTATE TRANSFER TAX |
|  | 00260.00 |
| MAY.28.09 | |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | FP 103037 |
| # 0000042872 | |

| | |
|---|-----------------------------|
| COOK COUNTY | |
| COUNTY TAX | REAL ESTATE TRANSACTION TAX |
|  | 00130.00 |
| MAY.28.09 | |
| REVENUE STAMP | FP 103042 |
| # 0000055157 | |

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EXHIBIT A

PARCEL 1:

UNIT 2244-301, and LCE-1 IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 89932, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

UNIT PSU- ~~20~~³¹ IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 89932, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

UNIT PSU- ~~31~~³¹ IN 2200 WEST MADISON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14TH, 1853, AS DOCUMENT NUMBER 39021, AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864, AS DOCUMENT NUMBER 89932, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 2244 W. Madison St., Unit 301, Chicago, IL 60612

**PINs: 17-07-329-028-0000; 17-07-329-029-0000; 17-07-329-030-0000; 17-07-329-031-0000;
17-07-329-032-0000; 17-07-329-033-0000; 17-07-329-034-0000**