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20090214 HWT/CSA JH
WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 0916804150 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/17/2009 11:16 AM Pg: 1 of 3

MAIL TO:
John C. Haas, Esq.
Haas & Haas
115 South Emerson Street
Mount Prospect, Illinois 60056
(12172)

NAME/ADDRESS OF TAXPAYER:
David Chiang
6 N. May, Unit 3-NW
Chicago, Illinois 60607

RECORDER'S STAMP

The Grantor, **PERFORMANCE RACING, LLC.**, a limited liability company organized 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, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

DAVID CHIANG

of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: **17-08-443-043-1004** ✓

Commonly Known As: **Unit 3-NW+G-11, 6 N. May, Chicago, IL 60607**

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2008 and subsequent.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 10th day of June, 2009.

PERFORMANCE RACING, LLC.,
an Illinois limited liability company

By: x Michael J. Williamson
Michael J. Williamson, Its Manager

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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Williamson, personally known to me to be the Manager of **PERFORMANCE RACING, LLC.**, 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 Manager he signed and delivered the said instrument, pursuant to authority, given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of June, 2009.



[Handwritten Signature]

 Notary Public

This instrument prepared by:

Steven E. Moltz
 PALMISANO & LOVESTRAND
 19 South LaSalle Street, Suite 900
 Chicago, Illinois 60603

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
580882 \$3,822.00
 06/11/2009 14:29 Batch 32648 68



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|-----------|---|--------------|---|
| STATE TAX | STATE OF ILLINOIS JUN. 11. 09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0000043365 | REAL ESTATE TRANSFER TAX 00364.00 FP 103037 |
|-----------|---|--------------|---|

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|------------|--|--------------|---|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX JUN. 11. 09 REVENUE STAMP | # 0000055649 | REAL ESTATE TRANSFER TAX 00182.00 FP 103042 |
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Legal Description

PARCEL 1:

UNIT 3-NW, in the 6 NORTH MAY CONDOMINIUMS, as delineated on a survey of the following described property :

Lot 25, 26 and 27 in the Resubdivision of Block 47 in Carpenter's Addition to Chicago in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0711015041, together with an undivided percentage interest in the Common Elements.

PARCEL 2:

The exclusive right to use **Parking Space G-11**, a Limited Common Element as Delineated on the survey attached to the Declaration aforesaid recorded as Document 0711015041.

Common Address: Unit 3 NW
 6 North May Street, Chicago, Illinois 60607

Permanent Index Numbers: 17-08-443-041-1004

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, 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.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND THERE WAS NO TENANT.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants recorded in the Office of the Cook County Recorder of Deeds.