

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



Doc#: 0919712080 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/16/2009 10:40 AM Pg: 1 of 3

1 of 2 Milwaukee Ave CT  
HN 5271323

Property of Cook County Clerk's Office

**THE GRANTOR**, 1452-4 N Milwaukee Ave., LLC, an Illinois limited liability company ("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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member, **CONVEYS** and **WARRANTS** to Brandon Gath, an unmarried man, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof


**SUBJECT TO:** Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed, general real estate taxes for the year 2008 and subsequent years.

Permanent Real Estate Index Number: 17-06-208-035-0000, 17-06-208-035-0000  
Address of Real Estate: 1452-4 N. Milwaukee, Unit 2N, Chicago, Illinois 60640

In Witness Whereof, the Member of the Company has caused her name to be signed to this instrument this 10<sup>th</sup> day of July, 2009

1452-4 N. Milwaukee Ave., LLC

By Patricia Lambrecht  
Patricia Lambrecht, as Member

CITY TAX	 JUL. 14. 09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006057	REAL ESTATE TRANSFER TAX
			0372750
			FP 102805

Box 334

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Patricia Lambrecht, personally known to me to be the sole Member of the 1452-4 N. Milwaukee Ave., 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 signed this instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 10<sup>th</sup> day of July, 2009

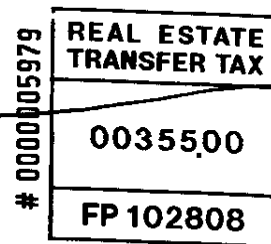
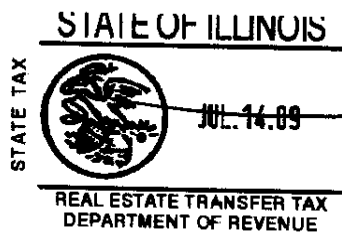
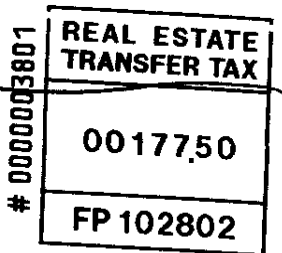
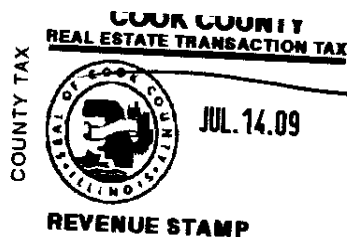


*Sarah Whitford* (Notary Public)

**Prepared By:** Kevin M. Magnuson  
Henderson & Lyman  
175 W. Jackson Blvd., Ste. 240  
Chicago, Illinois 60604

**Mail To:**  
Dana C. Siragusa  
1961 North Fremont Street, 2F  
Chicago, Illinois 60614

**Name & Address of Taxpayer:**  
Brandon Gath  
1452-4 N. Milwaukee, Unit 2N  
Chicago, Illinois 60640



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## EXHIBIT 'A' Legal Description

PARCEL 1:

UNIT NUMBERS 2N IN THE 1452-4 N. MILWAUKEE AVE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PARTS OF LOTS 13 AND 14 IN BLOCK 6 IN DAVID S. LEE'S ADDITION TO CHICAGO, IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2008 AS DOCUMENT NUMBER 0833818001, IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 3, 2008 AS DOCUMENT NUMBER 0833318000.

PARCEL 3:

THERE IS NO RIGHT TO THE USE OF ANY PARKING SPACE.

"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. "