

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)



Doc#: 0921135002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/30/2009 09:12 AM Pg: 1 of 3

*207901135002 def 2*

THE GRANTOR, **3935 WESTERN LLC**, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to ROBERT W. CLEMENS AND DONNA L. MCGREAL husband & wife *not as tenants in common, not as joint tenants but as tenants by the entirety* of CHICAGO, IL, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

*SEE EXHIBIT "A" ATTACHED HERETC AND MADE A PART HEREOF*

Address of Real Estate: **UNIT(S) 4S, P-1 + P-6  
3935 N. WESTERN AVE.  
CHICAGO, ILLINOIS 60618**

Permanent Real Estate Index Numbers: **14-19-100-027-0000, 14-19-100-028-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 24<sup>th</sup> day of July, 2009.

**3935 WESTERN LLC,**  
an Illinois Limited Liability Company

BY   
Its Manager

*JKY*

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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 Damien Irwin, personally known to me to be the Manager of **3935 WESTERN 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 Members 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 24<sup>th</sup> day of July, 2009.



*[Signature]*  
NOTARY PUBLIC

City of Chicago  
Dept. of Revenue  
584902



Real Estate  
Transfer Stamp  
\$6,856.50

07/28/2009 09:25 Batch 07222 35

Mail To:

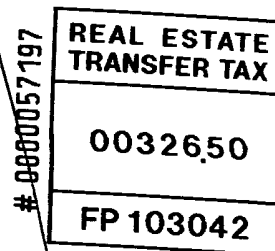
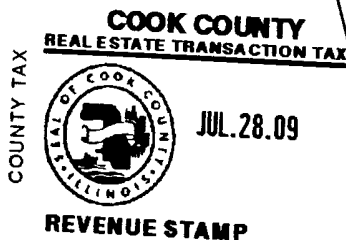
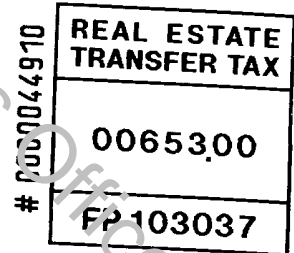
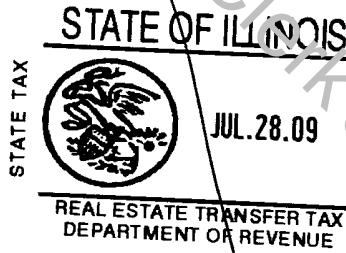
The Law Offices of  
Borla, North & Associates, P.C.  
6912 South Main Street, Suite 200  
Downers Grove, Illinois 60516

Name and Address of Taxpayer:

Robert W. Clemens & Donna L. McGreal  
3935 N. Western Ave.  
Unit 4S  
Chicago, IL 60618

Prepared By:

Steven E. Moltz  
LAW OFFICES OF STEVEN E. MOLTZ  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603



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## LEGAL DESCRIPTION

UNIT(S) 4S, P-1 AND P-6 IN THE 3935 N. WESTERN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19 AND 20 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 19) IN THE SUBDIVISION OF BLOCK 9 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND EXCEPT THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  AND EXCEPT THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 19), IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0831918005, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT(S) 4S, P-1 AND P-6, 3935 N. WESTERN AVE., CHICAGO, IL 60618

P. I. N. 14-19-100-027-0000, 14-19-100-028-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded November 14, 2008, as Document number 0831918005 including all amendments and exhibits hereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL