

# UNOFFICIAL COPY

**RE-RECORDING**

**WARRANTY DEED  
STATUTORY, ILLINOIS**

**(Limited liability company to  
Individual)**



**Doc#: 0925231095 Fee: \$48.00**  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/09/2009 03:59 PM Pg: 1 of 7

This Warranty Deed, previously recorded with the Cook County Recorder of Deeds on December 9, 2008 as Document No. 0834450005, is being Re-Recorded due to scrivener's errors in the Legal Description and errors in the Permanent Real Estate Index Number.

Property Address: 4325 N. Cicero Avenue, Unit 1S & P-1  
Chicago, Illinois 60641

NEW PIN #: 13-15-305-042-1002 and 13-15-305-042-1007

**After recording to be returned to:**

**KERRY T. BARTELL, ESQ.**  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089 – 847/537-0500

# UNOFFICIAL COPY



Doc#: 0808633184 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/26/2008 02:01 PM Pg: 1 of 4

**WARRANTY DEED  
STATUTORY, ILLINOIS**  
(Limited liability company to Individual). **THE GRANTOR,  
5K CONSTRUCTION, LLC,**  
an Illinois  
limited liability company,  
For and in consideration of  
**TEN DOLLARS (\$10.00),**  
In hand paid,  
CONVEYS and WARRANTS to



Doc#: 0834450005 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/09/2008 09:54 AM Pg: 1 of 4

**JACQUELIN L. HARRIS**, not as Tenants in Common, not as Joint Tenancy, not as Tenants by the Entirety but as **INDIVIDUAL**.

The following described real estate situated in the County of **COOK** in the State of Illinois, to wit;

**LEGAL DESCRIPTION IS ATTACHED** \*See corrections to legal description on the attached.\*

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois not as Tenants in Common, not as Joint Tenancy, not as Tenants by the Entirety but as **INDIVIDUAL**.

**PERMANENT REAL ESTATE INDEX NUMBER:** ~~13-15-3-05-001-0000~~  
~~13-15-3-05-002-0000~~

\*New PINS: 13-05-305-042-1002 & 13-05-305-042-1007.

ADDRESS OF REAL ESTATE: 4325 N. CICERO AVENUE  
UNIT 1S & P-1  
CHICAGO, ILLINOIS 60641

There was no tenant of the above unit to waive any right of first refusal  
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.

**MAIL TO:**  
**JACQUELIN L. HARRIS**  
4325 N. CICERO, UNIT 1S  
CHICAGO, ILLINOIS 60641

**SEND TAX BILLS TO:**  
**JACQUELIN L. HARRIS**  
4325 N. CICERO, UNIT 1S  
CHICAGO, ILLINOIS 60641

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714


\*\*\* This Deed is being re-recorded to reflect the change of the exclusive right to use of the patio located between Unit 1S of the main building and the garage building as limited common elements and provide the divided parcel numbers for the property.  
NW 661060 047  
2801F 222 1 of 2  
Space and Garage Space from P5 and GA5 to that of P1 and GA1\*\*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX



**CITY OF CHICAGO**  
MAR. 26. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000761

REAL ESTATE TRANSFER TAX	02100.00
FP 103033	

ILLINOIS


MAR. 26. 08

REAL ESTATE  
TRANSFER TAX

# 0000047927

REAL ESTATE TRANSFER TAX	00280.00
FP 103032	

COUNTY TAX



**COOK COUNTY**  
MAR. 26. 08

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 00000480000

REAL ESTATE TRANSFER TAX	00140.00
FP 103034	

Stamp of \$440 of

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNITS 1S AND P-1 ~~P-5~~ IN THE CICERO CROSSING CONDINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6 & 7 AND THE NORTH 5 FEET OF LOT 8 IN BLOCK 2 IN DICKINSON'S SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718322125; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING APRONS GA-1 ~~GA-5~~ AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0718322125.

**PARCEL 3**

THE EXCLUSIVE RIGHT TO USE OF THE PATIO LOCATED BETWEEN UNIT 1S OF THE MAIN BUILDING AND THE GARAGE BUILDING AS LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0718322125 .

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR 2007 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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 PROEPRTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT(S) OF THE AFORESAID UNIT HAVE WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as: 4325 N. Cicero, Unit 1-S & P-1, Chicago, IL 60641  
PERMANENT REAL ESTATE INDEX NUMBER(S): ~~13-15-305-001-0000, 13-15-305-002-0000~~  
13-15-305-042-1002; 13-15-305-042-1007

**\*\*This Deed is being re-recorded to reflect the change of the exclusive right to use of the patio located between Unit 1s of the main building and the garage building as limited common elements and provide the divided parcel numbers for the property.**

**\*\*This Deed is being re-recorded to reflect the change of Parking Space and Garage Space from P5 to GA5 to that of P1 and GA1\*\***

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager, this 19 day of March, 2008.

**5K CONSTRUCTION, LLC**

BY: [Signature]  
Kevin Walsh, Manager

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 Kevin Walsh, Manager of 5K Construction, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of such partnership, and has signed and delivered the said instrument as his own free and voluntary act and the free and voluntary act of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 19 day of March, 2008.



[Signature]  
Notary Public

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 0834450005

MAR 20 09



RECORDS OF DEEDS, COOK COUNTY

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

P-1

UNITS 1S AND P-5 IN THE CICERO CROSSING CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6 & 7 AND THE NORTH 5 FBET OF LOT 8 IN BLOCK 2 IN DICKINSON'S SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2007 AS DOCUMENT NUMBER 0718322125; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GA-1

THE EXCLUSIVE RIGHT TO THE USE OF PARKING APRONS GA-5 AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 0718322125.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR ~~2007~~<sup>2007 CB</sup> AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT(S) OF THE AFORESAID UNIT HAVE WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

4325 N. CICERO, CHICAGO, IL 60641

PERMANENT REAL ESTATE INDEX NUMBER(S):

13-15-305-001-0000; 13-15-305-002-0000

\*\*This Deed is being re-recorded solely to reflect the change of Parking Space and Garage Space from P-5 and GA-5 to that of P-1 and GA-1\*\*