

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY (LLC to Individual)



Doc#: 0925840096 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2009 12:42 PM Pg: 1 of 4

This document prepared by:

Gregory A. Braun  
McCormick Braun Friman, LLC  
217 N. Jefferson St., 1<sup>st</sup> floor  
Chicago, IL 60661

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**THE GRANTOR**, METRO PLACE LLC, an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, **CONVEY(S) AND WARRANT(S)** to

Sut I. Fong and Cheong Sat of 1813 S. Melody Street, Chicago, IL, 60616

not in Tenancy in Common, but in **JOINT TENANCY**, 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:**

Permanent Real Estate Index Number(s): a portion of 16-15-425-001-0000; 16-13-425-002-0000

Address of Real Estate: 2501 W. Grenshaw Street, Unit 27-3E  
Chicago, IL 60612

**Subject to the matters set forth on Exhibit B hereto.**

In Witness whereof, said Grantor has caused its name to be signed to these presents by Marilyn Walsh, Vice President of MCL Companies of Chicago, Inc., the manager of METRO PLACE LLC, this 2nd day of September, 2009.

GRANTOR:

METRO PLACE LLC,  
an Illinois limited liability company

By: MCL/Roosevelt & Campbell, LLC,  
an Illinois limited liability company, its manager

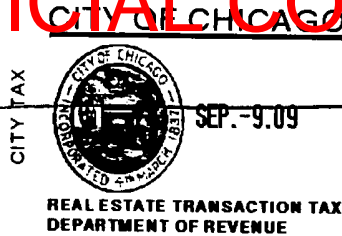
By: MCL Companies of Chicago, Inc.  
an Illinois corporation, its manager

By: Marilyn Walsh  
Marilyn Walsh, Vice President

Box 334

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STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF Will )

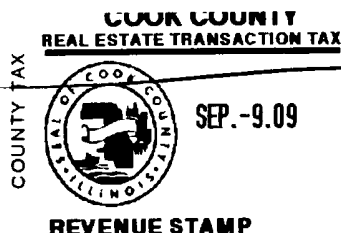


REAL ESTATE TRANSFER TAX
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FP 102805

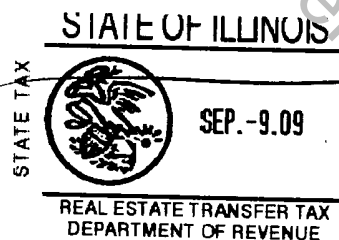
I, the undersigned, a notary public in and for the County and State aforesaid, do hereby certify that Marilyn Walsh, personally known to me to be an authorized signatory of MCL Companies of Chicago, Inc., an Illinois corporation, the manager of MCL/Roosevelt & Campbell, LLC, an Illinois limited liability company, manager of METRO PLACE LLC, an Illinois limited liability company 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, she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said company, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2<sup>nd</sup> day of Sept., 2009.

Eve Safarik  
Notary Public



REAL ESTATE TRANSFER TAX
00064.50
FP 102802



REAL ESTATE TRANSFER TAX
00129.00
FP 102808

**Mail to:**  
Phillip Chow

2323 S. Wentworth Ave., Ste. 203  
Chicago, IL 60616

**Send subsequent tax bill to:**  
Sut I. Fong Jackie Cheong Sat O

2501 W. Grenshaw Street, Unit 27-3E  
Chicago, IL 60612

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## EXHIBIT A

### Legal Description:

#### Parcel 1:

Unit 27-3E in Metro Place Condominiums as delineated on a survey of the following described real estate: Part of Metro Place Subdivision, being a subdivision in the Southeast Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian; Which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as document number 0924434062 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 and other property, for ingress, egress, access, use and enjoyment, as created by and set forth in Common Easement Agreement recorded as document number 0806060068 and re-recorded May 22, 2008 as document number 0814322016.

#### Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 and other property ingress, egress, use and enjoyment as set forth in and created by the Declaration of Easements, Restrictions and covenants, recorded as document number 0806060067.

**Permanent Real Estate Index Numbers: 16-13-425-001-0000;16-13-425-002-0000**

Address of Real Estate: 2501 W. Grenshaw Street, Unit 27-3E, Chicago, IL 60612

"Grantor also hereby grants Grantee, its successors and assigns, all 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, as 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 of Condominium the same as though the provisions of said Declaration of Condominium were recited and stipulated at length herein."

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## EXHIBIT B

### EXHIBIT B

1. Real Estate Taxes not yet due and payable.
2. Zoning and building laws or ordinances.
3. Covenants, conditions, restrictions and utility easements of record, provided the same do not interfere with Purchaser's use of the Property as a single family home including, but not limited to those exceptions set forth in that title commitment issued by Chicago Title Insurance Company dated 7/2/2009.
4. Common Easement Agreement by and between Metro Place LLC and Metro Place Condominium Association, as amended from time to time (the "Declaration of Easements").
5. Terms, provisions of an agreement dated September 26, 1910 made by and between Aerometer Company and the Baltimore and Ohio Chicago Terminal Railroad Company contained in a Warranty Deed recorded July 7, 1964 as Document Number 19177128.
6. Terms, provisions, conditions and limitations of the urban renewal plan known as the Lawndale Conservation Project, a copy of which was recorded May 20, 1968 as Document Number 20494541.
7. The terms, provisions and conditions of the Planned Development Ordinance Number \_\_\_\_ adopted March 29, 2006.
8. Such other matters as to which the Title Insurer commits to insure buyer against loss or damage.