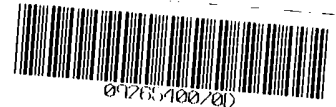


# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
LLC to Individual**



Doc#: 0926540070 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/22/2009 11:59 AM Pg: 1 of 3

THE GRANTOR, Greenview West, LLC, a limited liability 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 and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to Allison Wagner, of the City of Chicago, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

*0597329  
1 of 2*

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2008 and subsequent years, special taxes and assessments, if any, not yet due and payable. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein. This deed is also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): 14-20-309-033-0000  
Address(es) of Real Estate: 1504 W. Roscoe, Unit 1504-3W, Chicago, IL 60657

*grantee's address*

TO HAVE AND TO HOLD said premises forever.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this

24<sup>th</sup> day of August, 2009.

Greenview West, LLC  
By: Ron D. Abrams  
Ron D. Abrams, Manager

**STEWART TITLE COMPANY**  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

*3KM*

# UNOFFICIAL COPY

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 Ron D. Abrams, personally known to me to be the Manager of Greenview Wests, LLC and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20<sup>th</sup> day of August, 2009.



Amanda M. Regnier (Notary Public)

**Prepared by:**

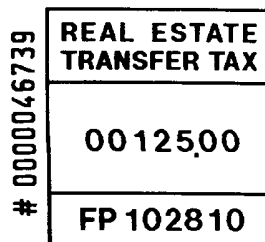
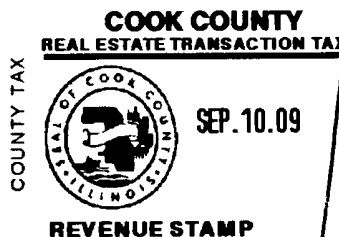
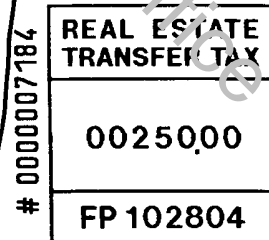
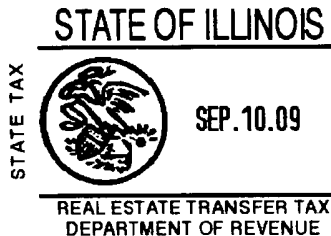
Matthew R. Gallagher  
Gallagher & Niemeyer, LLC  
1800 W. Berenice, Ste. 200  
Chicago, IL 60613

**Mail To:**

Robert Lattas, Esq.  
2220 W. North Ave  
Chicago, IL 60647  
Name and Address of Taxpayer:

Allison Wagner  
1504 W. Roscoe, # 3W  
Chicago, IL 60657

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
587194 \$2,625.00  
08/24/2009 15:32 Batch 07434 155



# UNOFFICIAL COPY

## STEWART TITLE

GUARANTY COMPANY  
HEREIN CALLED THE COMPANY

### COMMITMENT - LEGAL DESCRIPTION

A COMMITMENT (6/17/06)  
jer Number TM281830  
soc File No "

PARCEL 1:  
UNIT 1504-3W TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP IN THE COMMON ELEMENTS IN THE ROSCOEVIEW WEST CONDOMINIUM, AS DELINEATED AND DEFINED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOTS 25 AND 26 IN BLOCK 6 IN LANE PARK ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29 2009, IN THE RECORDER'S OFFICE OF COOK COUNTY ILLINOIS AS DOCUMENT NUMBER 0911916053 ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:  
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-9 , A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0911916053

PIN# 14-20-309-033

Property of Cook County Clerk's Office

STEWART TITLE GUARANTY  
COMPANY