# UNOFFICIAL COPY WARRANTY DEED

(9-11-09)	4396/01 1/3	THE REAL PROPERTY AND A THINK PROPERTY AND A THINK THE PARTY AND A THINK THE PARTY.
	3713 North Ashland, L.L.C., an Illi	nois 2912664726360
	limited liability company	Doc#: 0926647030 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00
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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto		other Date: 09/23/2009 08:44 AM Pg: 1 of 3
Andrew Margolis and Laurel Kaiserman, of 1660 North LaSalle, Unit 305, Chicago, Illinois 60614, as joint tenants with rights of survivorship,		
all interest in the follow Cook and State of Illinoi	aty of	
See Reverse	Hereof for Legal Description	
Permanent Index Number	er. 14-20-111-913-0000	
Address of Real Estate:	3713 North Ashland, Unit 3N	
	Chicago, Illinois 606 <sub>1</sub> 3	
together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.		
TO HAVE AND TO HOLD said premises FOREVER.		
Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homester ds from sale on execution or otherwise.		
In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this		
		3713 North Ashland, L.LC. an Illinois limited liability coragany
		By: Authorized Representative
State of Illinois, County of	Cook ss.	
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Wei Ding, Authorized Representative of 3713 North Ashland, L.L.C., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 3713 North Ashland, L.L.C., for the uses and purposes therein set forth.		
Given under my hand and official seal, this the day of August, 2009.		
ROGI	ELIO PINEDA ablic, State of Illinois asion Expires 05/18/13	NOTARY PUBLIC My commission expires on \$/8/13

0926647030 Page: 2 of 3

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#### LEGAL DESCRIPTION

PARCEL 1: UNIT 3N IN THE 3713 NORTH ASHLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 74 AND 75 (EXCEPT THOSE PARTS TAKEN FOR ROAD PURPOSES) IN OSCAR CHARLES ADDITION TO LANE PARK, SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 0818345114, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-3N, AND STORAGE S-3N, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY AT MCHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO LIFREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APP'S R'ENANT 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 PIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIFULATED AT LENGTH HEREIN.

Subject to: (1) general real estate taxes 101 yet due and payable at the time of closing; (2) covenants, conditions, and restrictions of record; (3) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; (4) terms, covenants and conditions of the declaration and all amendments thereto; (5) public and utility easements including any easements established by or implied from the declaration or amendment thereto; (3) party wall rights and agreements; (7) limitations and conditions imposed by the Illinois Condominium Property Act

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-20-111-013-0000

3713 North Ashland, Unit 3N, Chicago, Illinois 60013 Address of Real Estate:

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

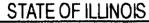
UPON RECORDING MAIL TO:

Sidney B. Margolis, Esq. 20 North Clark Street **Suite 1725** Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Andrew Margolis and Laurel Kaiserman 3713 North Ashland Unit 3N Chicago, Illinois 60613

## **UNOFFICIAL COPY**





SEP.21.09

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

Op AL REAL ESTATE 00000049073 TRANSFER TAX 0058000 FP 103014



REVENUE STAMP

REAL ESTATE TRANSFER TAX

0000048761

0029000

FP 103017

#### **CITY OF CHICAGO**



SEP.21.09

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE 9629000000 TRANSFER TAX 0174000 FP 103018

CITY OF CHICAGO



SEP.21.09

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE **000 100 6795** TRANSFER TAX

0435000

FF 103018