

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0928235112 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/09/2009 11:43 AM Pg: 1 of 2

GREENWOOD, BERKELEY, ELLIS, LLC, an Illinois limited liability company ("**Grantor**") for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, GRANTS, BARGAINS and SELLS to **NELSON ROBINSON**, a bachelor ("**Grantee**") the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

20FY
LMD

SEE EXHIBIT "A" ATTACHED HERETO (THE "PROPERTY").

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED AS OF JULY 2, 2008 AND RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 0819039039, AS AMENDED, 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.

Subject to: (a) general real estate taxes not yet due and payable at the time of closing, including, special taxes and assessments; (b) public, private, utility and draining easements of record, if any; (c) applicable zoning and building laws or ordinances; (d) building lines; (e) covenants, conditions and restrictions of record, including, without limitation and if applicable, Declaration of Covenants, Conditions, Restrictions and Easements for the property which will be recorded prior to closing and which will establish certain restrictions and covenants relating to the property; (f) restrictions contained in the Declaration, restrictive covenants or such other documents of record; (g) road and highways; (h) acts done or suffered by Grantee; and (i) Declaration of Condominium, including exhibits and amendments thereto (if any).

PIN: 20-02-303-056-0000 Address: 4310-12 South Greenwood, Unit 2S, Chicago, Illinois

DATED this 20th day of September, 2009.

GREENWOOD, BERKELEY, ELLIS, LLC
an Illinois limited liability company

By:
Michael A. Mitchell, Manager

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 Michael A. Mitchell, Manager of Greenwood, Berkeley, Ellis, LLC, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act on behalf of the Grantor, for the uses and purposes therein set forth.

OFFICIAL SEAL
STEPHANIE S GREEN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/31/09

Given under my hand and seal of office, this 20th day of September, 2009
Notary Public

This instrument was prepared by: Albert, Whitehead, P.C., 10 North Dearborn, Suite 600, Chicago, IL 60602

MAIL TO:
Nelson Robinson
4310 S. Greenwood, #2S
Chicago, IL 60653

SEND SUBSEQUENT TAX BILLS TO:
Nelson Robinson
4310 S. Greenwood, #2S
Chicago, IL 60653

SA 4213028

ASarnett

CTT

Box 334

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EXHIBIT A




LEGAL DESCRIPTION

PARCEL 1: UNIT 2S IN THE 4310-4312 GREENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND THE NORTH 8.99 FEET OF LOT 3 IN OTIS SUBDIVISION OF THE SOUTH 2 FEET OF LOT 4 AND LOTS 5 TO 8 IN THE SUBDIVISION OF THE NORTH 3.79 CHAINS OF BLOCK 2 IN THE SUBDIVISION BY EXECUTORS OF E. K. HUBBARD OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0819039039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0819039039.

PIN: 20-02-303-056-0000

Property Address: 4310-12 South Greenwood, Unit 2S, Chicago, Illinois

<p>CITY TAX</p> <p>CITY OF CHICAGO</p>  <p>OCT.-6.09</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000006892</p> <p>REAL ESTATE TRANSFER TAX</p> <p>01848.00</p> <p>FP 102805</p>	<p>COUNTY TAX</p> <p>COOK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>OCT.-6.09</p> <p>REVENUE STAMP</p>	<p># 0000004790</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00088.00</p> <p>FP 102802</p>
<p>STATE TAX</p> <p>STATE OF ILLINOIS</p>  <p>OCT.-7.09</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000006969</p> <p>REAL ESTATE TRANSFER TAX</p> <p>00176.00</p> <p>FP 102808</p>		