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WARRANTY DEED
ILLINOIS STATUTORY
(LLC to Individual)

Doc#: 0929341052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/20/2009 11:22 AM Pg: 1 of 4

This document prepared by:

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

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NO
ABS

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

Michael Phocas and Leticia Phocas, and ~~Antonio De Armas~~ of 2434 W. Harrison, Chicago, IL 60612, 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

Address of Real Estate: 2509 W. Grenshaw Street, 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., manager of METRO PLACE LLC, this 28th day of September, 2009.

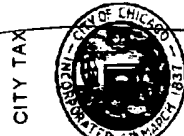
METRO PLACE LLC,
an Illinois limited liability company

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

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

By: MWalsh
Its: Vice President

CITY OF CHICAGO



OCT. 15. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000007030	REAL ESTATE TRANSFER TAX
	03465.00
	FP 102805

Box 334

Handwritten signature

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State of ILLINOIS)
) SS
County of Will)

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 the Vice President of MCL Companies of Chicago, Inc., an Illinois corporation, 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 the Vice President she signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as her 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, on Sept. 28, 2009.

IMPRESS
NOTARIAL SEAL
HERE




Eve Safarik
Notary Public

My Commission Expires March 6, 2011.

Mail to:
Katharine Barr Tyler
Attorney at Law
53 West Jackson Blvd.
Chicago, IL 60604

Send subsequent tax bill to:
Michael Phocas and Leticia Phocas, ~~and Antonio~~
~~DeArce~~
2509 W. Grenshaw Street
Chicago, IL 60612

COUNTY TAX




COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 15.09

000007941

REAL ESTATE TRANSFER TAX
00165.00
FP 102802

REVENUE STAMP

STATE TAX



STATE OF ILLINOIS
OCT. 16.09

000007120

REAL ESTATE TRANSFER TAX
00330.00
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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EXHIBIT A

Legal Description:

Parcel 1:

Lot 25 in Metro Place Subdivision, being a Subdivision in the Southeast Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois as depicted on that certain Plat of Subdivision recorded with the Cook County Recorder's Office on January 25, 2008 as Document No. 0802515101.

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.

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

Address of Real Estate: Lot 25, 2509 W. Grenshaw Street, Chicago, IL 60612

Property of Cook County Clerk's Office

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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 8/17/2009.
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.

PROPERTY OF COOK COUNTY CLERK'S OFFICE