

UNOFFICIAL COPY



Doc#: 0929905126 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/26/2009 12:57 PM Pg: 1 of 3

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

WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual

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 Kevin Monahan, a single man, 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

*Stc 598751
1st 2
Zc*

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: 1510 W. Roscoe, Unit 3W, Chicago, Illinois 60667

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 day of Sept, 2009.

Greenview West, LLC

By: Ron D. Abrams
Ron D. Abrams, Manager

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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 22nd day of September, 2009.



Amanda M Reg (Notary Public)

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

CITY OF CHICAGO



OCT.-7.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0312375
FP 102807

0000028058

Mail To:
KEVIN MONAHAN
1510 W. ROSEAE #3W
CHICAGO, IL 60657

Name and Address of Taxpayer:

Kevin Monahan
1510 W. Roseae #3W
CHICAGO, IL 60657

STATE OF ILLINOIS



OCT.-7.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0029750
FP 102804

0000007388

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT.-7.09

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0014875
FP 102810

9769900000

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STEWART TITLE

ALTA COMMITMENT (6/17/06)

Order Number TM282599
Assoc File No "GUARANTY COMPANY
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

PARCEL 1:

UNIT 1510-3W 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-11 . A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0911916053

14-20-309-033-0000