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0930626028D

2081024-MC-10fall-10

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

Doc#: 0930626028 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/02/2009 08:29 AM Pg: 1 of 5

THE GRANTOR, **SEDGWICK GARAGE, L.L.C.**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to KATHERINE A. MCPHERSON

of CHICAGO, IL,
the following 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

Address of Real Estate: UNIT(S) G-66
1445 N. SEDGWICK STREET
CHICAGO, ILLINOIS 60610

Permanent Real Estate Index Numbers: ~~XXXXXXXXXXXX~~ ~~XXXXXXXXXXXX~~
17-04-200-100-1062

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers this 17th day of September, 2009.

SEDGWICK GARAGE, L.L.C.,
an Illinois Limited Liability Company

BY: **SENCO PROPERTIES, INC.**, Manager

BY: [Signature]
Its President

BY: **424 PROPERTIES, L.L.C.**, Manager

BY: [Signature: Kevin Donnelly]
Its Manager

C.F.
5

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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 WILLIAM SENNE, President of SENCO PROPERTIES, INC. and KEVIN DERMODY, Manager of 424 PROPERTIES, L.L.C., personally known to me to be the Managers of SEDGWICK GARAGE, L.L.C., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17 day of SEPTEMBER, 2009



Sophie Pokornowski
NOTARY PUBLIC

Mail To:

Katherine A. McPherson
1444 N. Orleans, Unit 8A
Chicago, IL 60610

City of Chicago
Dept. of Revenue
592382
10/27/2009 14:21 Batch 03123 80
Real Estate
Transfer Stamp
\$278.25



Name and Address of Taxpayer:

Katherine A. McPherson
1444 N. Orleans, Unit 8A
Chicago, Illinois 60610

Prepared By:

Steven E. Moltz
PALMISANO & LOVESTRAND
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

STATE OF ILLINOIS

STATE TAX

OCT. 27. 09

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

000000000

REAL ESTATE TRANSFER TAX
0002650
FP 103037

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

OCT. 27. 09

REAL ESTATE TRANSFER TAX

REVENUE STAMP

000006000

REAL ESTATE TRANSFER TAX
0001325
FP 103042

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LEGAL DESCRIPTION

PARCEL 1:

UNIT G-66 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE SEDGWICK GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF LOTS 1 AND 2 IN GROSS' SUBDIVISION OF PART OF LOT 135 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND PART OF THE EAST $\frac{1}{2}$ OF LOT 50 IN OGDEN'S SUBDIVISION OF THE WEST $\frac{1}{2}$ OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO AFORESAID;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0604731034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.50 FEET OF THE EAST 10.26 FEET OF THE WEST 18.31 FEET OF THAT PART OF THE EAST $\frac{1}{2}$ OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST $\frac{1}{2}$ OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF IN THE SUBDIVISION OF THE WEST $\frac{1}{2}$ OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PART OF PARCEL 1 OVER THE SOUTH 1.70 FEET OF THE EAST 16.77 FEET OF THAT PART OF THE EAST $\frac{1}{2}$ OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A

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POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST ½ OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50, AS MEASURED ON THE WEST LINE THEREOF IN THE SUBDIVISION OF THE WEST ½ OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 BOTH INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR ENCROACHMENT OF EXISTING PARAPET WALL, AS GRANTED BY PARTY WALL AND EASEMENTS AGREEMENT RECORDED AS DOCUMENT NUMBER 86559163, IN COOK COUNTY, ILLINOIS.

2 (undivided) P.I.N.'s: **17-04-200-100-1062**
~~17-04-200-100-1062 and 17-04-200-100-1062~~

Commonly Known as: **UNIT G-66**
 1445 N. SEDGWICK
 CHICAGO, ILLINOIS 60614

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 16, 2006 AS DOCUMENT NUMBER 0604731034 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED JANUARY 8, 2002 AS DOCUMENT NUMBER 0020030726; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID

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DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID
DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office