

UNOFFICIAL COPY

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



Doc#: 0931035053 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/06/2009 10:36 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual

598265 A/2

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 ~~Stephen Sutherland, Sheila Sutherland, and K. Sutherland~~ ^{STEPHEN SUTHERLAND, SHEILA SUTHERLAND, and K. SUTHERLAND} of the City of Chicago, as joint tenants with rights of survivorship, 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

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 ²⁰⁰⁵ ~~2006~~ and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) ²⁰⁰⁵ ~~2006~~ 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: 3400 N Greenview Unit 3S, Chicago, Illinois 60667

TO HAVE AND TO HOLD said premises forever as joint tenants with rights of survivorship.

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

15 day of September, 20 09.

Greenview West, LLC

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

C.F.
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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 14th day of September , 20 09 .



Amanda M. Regnier

(Notary Public)

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

Mail To: *Thomas Conklin Attorney
Cooklin and Cooklin, LLC
53 West Jackson Blvd Ste 1150
Chicago, IL 60604*

Name and Address of Taxpayer:
*Steven Sutherland
739 Spindletop Ave
Naperville, IL 60565*

CITY OF CHICAGO



OCT. 23. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000028147

REAL ESTATE TRANSFER TAX
0324975
FP 102807

STATE OF ILLINOIS



OCT. 22. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX

0000007519

REAL ESTATE TRANSFER TAX
0030950
FP 102804

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



OCT. 22. 09

REVENUE STAMP

COUNTY TAX

0000047073

REAL ESTATE TRANSFER TAX
0015475
FP 102810

File Number: TM282315

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LEGAL DESCRIPTION

Unit 3S together with its undivided percentage interest in the common elements in Roscoeview West Condominium, as delineated and defined in the Declaration recorded as document number 0911916053, in the NorthWest 1/4 of the Southwest 1/4 and the North 1/4 of the Southwest 1/4 of the SouthWest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3400 North Greenview Avenue
Condo 3S
Chicago IL 60657

PIN/Tax Code: 14-20-309-033-0000

Property of Cook County Clerk's Office