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WARRANTY DEED

(LLC to Individual)

GRANT # 07-0915

THE GRANTOR, **2061 N. KEDZIE, LLC, an Illinois 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 the sum of ten and no/100 dollars, and other good and valuable consideration in hand paid, and pursuant to authority given by the Member of said limited liability company, CONVEYS and WARRANTS to **GREGORY J. FROST** ^{AN UNMARRIED PERSON} ~~He~~ a single man, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

JAY CB
See Legal Description attached as Exhibit "A"

Property Address: 2065 N. Kedzie Ave., Unit 323, Chicago, IL 60647

Subject To: General taxes for the year 2009 and subsequent years; special taxes or assessments for improvements not yet completed, building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) if any and the Declaration of Condominium.

In Witness Whereof, said Grantor has caused this deed to be signed, by its sole Member, this 4th day of December, 2009.

2061 N. KEDZIE, LLC

By: _____

Carole Barbieri

Carole Barbieri

Sole Member



Doc#: 0934344084 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/09/2009 02:29 PM Pg: 1 of 3

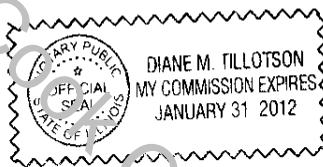
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STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CAROLE BARBIERI**, personally known to me to be the sole Member of 2061 N. Kedzie, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to this instrument, appeared before me this day in person, and acknowledged that as such authorized Member, she signed and delivered the said instrument, pursuant to authority given by said Limited Liability Company, as her free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 4th day of December, 2009.

Diane M. Tillotson
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

Anthony G. Barone
Barone & Jenkins, P.C.
635 Butterfield Rd., Ste. 145
Oakbrook Terrace, Illinois 60181
630/472-0037

AFTER RECORDING MAIL TO:

Ivan Puljic
Gaines & Puljic
10 S. LaSalle St., Suite 3500
Chicago, IL 60603
(312) 606-0027

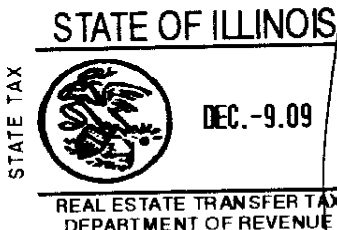
City of Chicago
Dept. of Revenue
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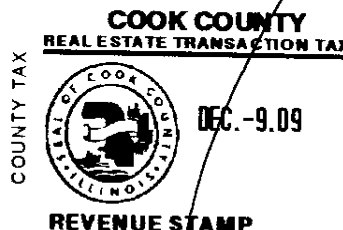


Batch 480,851

Real Estate
Transfer
Stamp
\$3,318.00



# 0000049768	REAL ESTATE TRANSFER TAX
	003 16.00
	FP 103037



# 0000062063	REAL ESTATE TRANSFER TAX
	00 158.00
	FP 103042

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 323 IN KEDZIE SQUARE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH HALF OF LOT 9, ALL OF LOT 10 AND ALL OF LOT 11 IN CIRCUIT COURT COMMISSIONER'S PARTITION OF THE WEST 10 ACRES OF THE SOUTH 91.7 ACRES OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 21, 2007, AS DOCUMENT NUMBER 0726415085, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-23, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 21, 2007 AS DOCUMENT NUMBER 0726415085, AS MAY BE AMENDED FROM TIME TO TIME.

PIN: 13-36-113-089-1023

COMMONLY KNOWN AS 2065 N. KEDZIE AVE., UNIT 323, CHICAGO, IL 60647

THE 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, AFORESAID, AND GRANTOR RESERVES THE RIGHT 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.