

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR BK 1246 W. Winnemac, L.L.C., 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 Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Paul Jay and Lynn Woodbury, husband and wife, both of 2652 Farwell, Chicago, Illinois 60645

not as joint tenants or tenants with the right of survivorship, but as tenants by the entirety, all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-08-308-045-000
Address of Real Estate: 1246 West Winnemac, Unit 3 Chicago, Illinois 60641

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.
TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 16 day of November, 2009.

BK 1246 W. Winnemac, L.L.C., an Illinois limited liability company

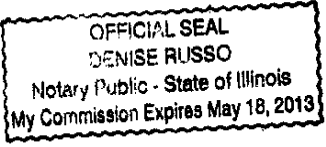
By: Paul Brown
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul Brown, Authorized Representative of BK 1246 W. Winnemac, L.L.C., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of BK 1246 W. Winnemac, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of November, 2009.

Near North National Title
222 N. LaSalle
Chicago, IL 60601



Denise Russo
NOTARY PUBLIC
My commission expires on May 18, 2013



Doc#: 0934835053 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2009 11:32 AM Pg: 1 of 3

AD090049 - NWNT - LM 1072

2
3

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT 3 IN THE 1246 WEST WINNEMAC CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT ³⁰ BLOCK 2 IN CHYTRAUS ADDITION TO ARGYLE IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0836445161 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND AS AMENDED FROM TIME TO TIME THEREAFTER.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0836445161 AND AS AMENDED FROM TIME TO TIME THEREAFTER.

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

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 1246 West Winnemac Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 14-08-308-045-0000

Address of Real Estate: 1246 West Winnemac, Unit 3, Chicago, Illinois 60640

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

MAIL TO:

Lisa M Raimondi, Esq.
9616 West 194th Street
Mokena, Illinois 60448

SEND SUBSEQUENT TAX BILLS TO:

Paul Jay and Lynn Woodbury
1246 West Winnemac, Unit 3
Chicago, Illinois 60640



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This page being added for Revenue Stamps

CITY OF CHICAGO



DEC.-8.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000248

REAL ESTATE
TRANSFER TAX

0498750

FP 326675

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 10. 09

REVENUE STAMP

0000062757

REAL ESTATE
TRANSFER TAX

0023750

FP 103042

STATE OF ILLINOIS



DEC. 10. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000049862

REAL ESTATE
TRANSFER TAX

00475.00

FP 103037

Property of Cook County Clerk's Office