

# UNOFFICIAL COPY



Doc#: 1000834048 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2010 10:28 AM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR 2712 NORTH ARTESIAN, LLC.,

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----- DOLLARS, and other good and valuable consideration \_\_\_\_\_ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

P.  
**JOHN DUTTON AND ANDREA RACINE**, as joint tenants

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

AS PER ATTACHED :

Permanent Real Estate Index Number(s) 13-25-406-040-0000 ;

Address(es) of Real Estate 2712 N. ARTESIAN AVE., UNIT # 2 , CHICAGO , IL 60647 SUBJECT TO:  
covenants, conditions and restrictions of record,

Document No.(s) \_\_\_\_\_ and \_\_\_\_\_ to General Taxes  
for 2009 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member,  
this 18<sup>TH</sup> day of DECEMBER , 2009.

A09-1388A m0  
Alliance Title Corporation  
5523 N. Cumberland Ave., Ste. 1211  
Chicago, IL 60656  
(773) 556-2222

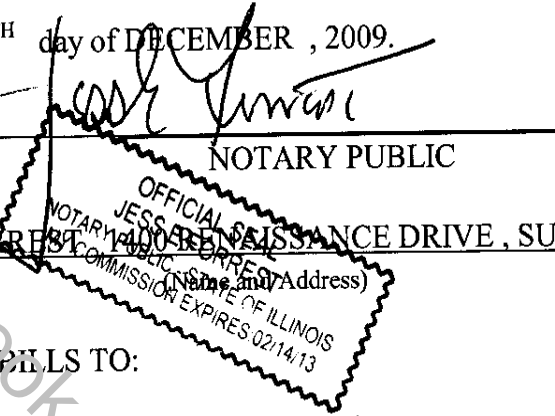
2712 NORTH ARTESIAN, LLC.,  
Name of Corporation)  
  
Managing Member

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the 2712 NORTH ARTESIAN, LLC., and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 18<sup>TH</sup> day of DECEMBER, 2009.

Commission expires 2013.



This instrument was prepared by JESS E. FORREST 1400 S. BRIDGE SAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

JOHN DUTTON  
2712 N. ARTESIAN, Unit # 2  
CHICAGO, IL 60647

OR: RECORDER'S OFFICE BOX NO. \_\_\_\_\_

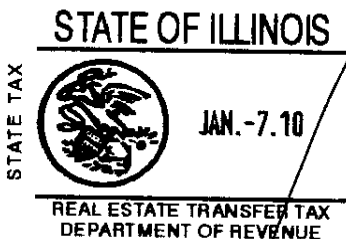
City of Chicago  
Dept. of Revenue  
**596493**



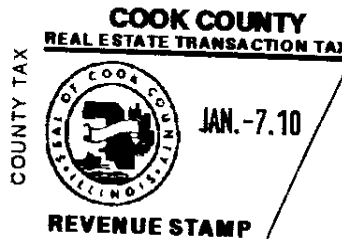
Real Estate  
Transfer  
Stamp  
**\$2,782.50**

1/7/2010 9:38

Batch 572,560



# 0000050717	REAL ESTATE TRANSFER TAX
	0026500
	FP 103037



# 0000063018	REAL ESTATE TRANSFER TAX
	0013250
	FP 103042

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2 *IN THE* 2712 N. ARTESIAN AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0930044004 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P- 2 , STORAGE SPACE NUMBER S- 1 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0930044004.

P.I.N.:13-25-406-040-0000

COMMONLY KNOWN AS: UNIT NO. 2  
2712 N. ARTESIAN AVENUE, CHICAGO , IL 60647

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

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.