

4399273 1/2

UNOFFICIAL COPY

WARRANTY DEED

GIT

(12-29-09)

THE GRANTOR 443 North Racine, 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 Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Cory C. Bringle, a single person, of 914 West Hubbard, Chicago, IL 60642

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 Numbers: 17-08-246-006-0000
17-08-246-007-0000

Address of Real Estate: 1162 West Hubbard
Units PH2, P-6 & P-7
Chicago, Illinois 60642

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 nonestates from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by those presents by its Authorized Representative this 28 day of December, 2009.

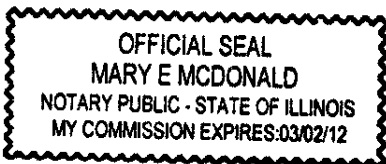
443 North Racine, L.L.C.
an Illinois limited liability company

By: C. C. Loy
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 Eugene C. Lally, Authorized Representative of 443 North Racine, LLC., 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 443 North Racine, LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of December, 2009.



Therese McDonald
NOTARY PUBLIC
My commission expires on 3/2/2012



Doc#: 1001257009 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2010 08:54 AM Pg: 1 of 3

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNITS PH2, P-6 AND P-7 IN THE 1162 WEST HUBBARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOTS 19, 20 AND 21 IN THE SUBDIVISION OF PART OF BLOCK 9 IN OGDEN ADDITION TO CHICAGO; TOGETHER WITH LOTS 25, 26 OF THE CIRCUIT COURT PARTITION OF 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 1871 IN BOOK 173 OF MAPS PAGE 74, IN COOK COUNTY, ILLINOIS; AND PARCEL 2: LOT 24 IN THE SUBDIVISION BY THE COUNTY COMMISSIONER'S PARTITION IN CASE NO. 23474 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF SOUTHWEST 3 ACRES IN THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON 12-22, 2009 AS DOCUMENT NO. 0935631097, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

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: (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 1162 West Hubbard 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 Numbers: 17-08-246-006-0000
17-08-246-007-0000

Address of Real Estate: 1162 West Hubbard Street, Units PH2, P-6 & P-7, Chicago, Illinois

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


UPON RECORDING MAIL TO:

Neal M. Ross, Esq.
233 East Erie Street, Suite 300
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:


Cory C. Briingle
1162 Hubbard, Unit PH2
Chicago, Illinois 60642

UNOFFICIAL COPY

CITY OF CHICAGO
 CITY TAX

 JAN.-6.10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000007701

REAL ESTATE TRANSFER TAX
03337,50
FP 103018

CITY OF CHICAGO
 CITY TAX

 JAN.-6.10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000007702

REAL ESTATE TRANSFER TAX
01335,00
FP 103018

STATE OF ILLINOIS
 STATE TAX

 JAN.-6.10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000049912

REAL ESTATE TRANSFER TAX
00445,00
FP 103014

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 JAN.-6.10
 REVENUE STAMP

0000049604

REAL ESTATE TRANSFER TAX
00222,50
FP 103017

Property of Cook County Clerk's Office