

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

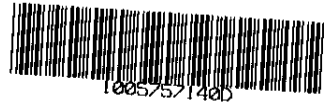
Bryan Kerrigan and Laurie Kerrigan, husband and wife, of Chicago, Illinois,

and 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 Numbers: 17-08-246-005-0000 17-08-246-007-0000

Address of Real Estate: 1162 West Hubbard Units PH4, P-14 and P-15 Chicago, Illinois 60642



Doc#: 1005757140 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/26/2010 01:55 PM Pg: 1 of 3

together with the tenements, hereditaments and appurtenances thereto 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 17 day of FEB, 2010.

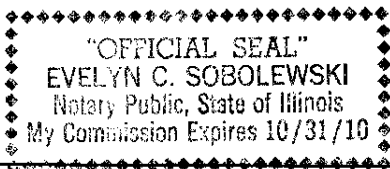
443 North Racine, L.L.C. an Illinois limited liability company

By: [Signature] Authorized Representative

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EUGENE MOORE, 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 17 day of FEB 17, 2010.



[Signature] NOTARY PUBLIC My commission expires on 10-31-10

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNITS PH4, P-14 AND P-15 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 DECEMBER 22, 2009 AS DOCUMENT NO. 0935631099, 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 PH4, P-14 and P-15, Chicago, Illinois 60642

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

UPON RECORDING MAIL TO:

Jay M. Helstead
1351 S. La Salle St., Ste. B210
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:


Bryan and Laurie Kerrigan
1162 Hubbard, Unit PH4
Chicago, Illinois 60642

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



FEB. 23. 10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008003

REAL ESTATE TRANSFER TAX
04867.50
FP 103018

CITY TAX

CITY OF CHICAGO



FEB. 23. 10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008009

REAL ESTATE TRANSFER TAX
01947.00
FP 103018

STATE TAX

STATE OF ILLINOIS



FEB. 23. 10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050163

REAL ESTATE TRANSFER TAX
00649.00
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 23. 10

REVENUE STAMP

0000049854

REAL ESTATE TRANSFER TAX
00324.50
FP 103017