

UNOFFICIAL COPY

DEED OF CONVEYANCE

WARRANTY DEED ILLINOIS STATUTORY

THIS AGREEMENT

Made this 26th day of
February, 2010, between
2200 W. Madison Group,
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, party of the first
Part, and

ZACHARY A PIZZOLATO

Parties of the second part.



Doc#: 1007022040 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/11/2010 10:56 AM Pg: 1 of 3

MAIL TO:

LAKESHORE TITLE AGENCY
1301 E. HIGGINS RD
TEL: 630-401-1111 FAX: 630-401-1107

1018163

WITNESSETH, That the party of the first part, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See legal description in Exhibit A, attached hereto and made part hereof.

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. The party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due or payable at the time of closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) party wall agreements, if any; (6) encroachments (provided such do not materially adversely affect the intended use of the Unit); (7) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from time to time; (8) the Condominium Property Act of Illinois (the "Act"); (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (10) installments due after closing for assessments levied pursuant to the Declaration.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

Permanent Index Number(s): 17-07-329-028-0000; 17-07-329-029-0000; 17-07-329-030-0000; 17-07-329-031-0000; 17-07-329-032-0000; 17-07-329-033-0000; 17-07-329-034-0000

Property Address: 2240 W. Madison, Unit 201, PSU-8, Chicago, Illinois 60612

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

2200 West Madison Group, LLC, an Illinois Limited Liability Company

By: *William Sipowicz*
Name: William Sipowicz
Its: Member Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William Sipowicz the Member Manager of **2200 West Madison Group, LLC** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 02nd day of February, 2010

Lashon McCollum
Notary Public



Prepared By: Economopoulos & Associates, P.C.
17 N. Wabash Ave. Suite 660
Chicago, IL 60602

KEVIN M. MCCARTHY
ATTORNEY AT LAW
7803 W. 159TH STREET, STE. B
TINLEY PARK, IL 60477

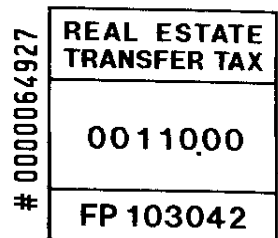
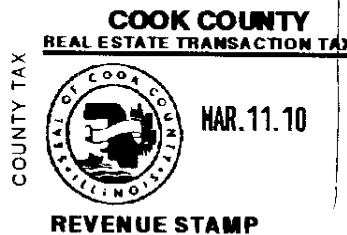
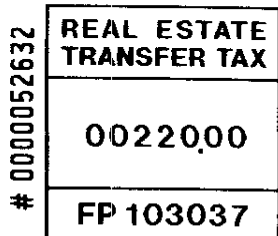
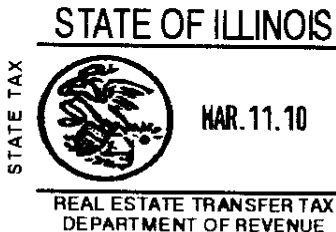
Name & Address of Taxpayer:
ZACHARY A PIZZOLATO
2240 W. Madison, Unit 201
Chicago, Illinois 60612

City of Chicago
Dept. of Revenue
598518

3/11/2010 10:14
dr00347



Real Estate
Transfer
Stamp
\$2,310.00
Batch 834,609



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EXHIBIT A

PARCEL 1:

UNIT 2240-201 IN THE 2200 WEST MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1853 AS DOCUMENT NO. 39021 AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864 AS DOCUMENT NO. 89932, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT PSU-8 IN THE 2200 WEST MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1853 AS DOCUMENT NO. 39021 AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1864 AS DOCUMENT NO. 89932, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.