

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)



Doc#: 1007133125 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2010 01:34 PM Pg: 1 of 3

WSA 447011 (2) 3 @ 2 110437 ASM

THE GRANTOR, **3811 LINCOLN LLC**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to **ALEXANDER P. SCARPELLI**

of **Chicago, IL**,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

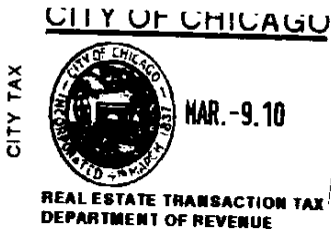
Address of Real Estate: **UNIT(S) 3D + P-10**
3811-15 N. LINCOLN AVE.
CHICAGO, ILLINOIS 60613

Permanent Real Estate Index Numbers: **14-19-212-003-0000, 14-19-212-004-0000**

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this **2nd** day of **March**, **2010**

3811 LINCOLN LLC
an Illinois Limited Liability Company

BY: *Alexander Scarpelli*
Its Manager



# 000000058	REAL ESTATE TRANSFER TAX
	0464100
	FP 102805

Box 334

3
J

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Kevin Dermody, personally known to me to be the Manager of 3811 LINCOLN LLC, and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2nd day of March, 2010.



[Signature]

NOTARY PUBLIC

Mail To:

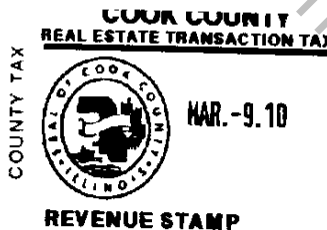
The Powers Firm, Ltd.
100 West Monroe Street, Suite 2014
Chicago, Illinois 60603
Attn: Patrick J. Powers

Name and Address of Taxpayer:

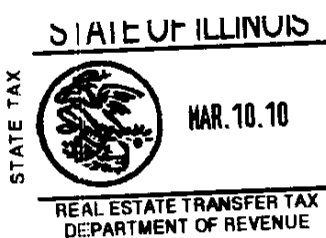
Alexander P. Scarpelli
3811-15 N. LINCOLN AVE.
Unit 3D
Chicago, IL 60613

Prepared By:

Steven E. Moltz
LAW OFFICES OF PALMISANO & MOLTZ
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603



COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
# 000000158	0022100
	FP 102802



STATE TAX	REAL ESTATE TRANSFER TAX
# 000008344	0044200
	FP 102808

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT(S) 3D and P-10 IN THE 3811-15 N. LINCOLN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25, 26 AND 27 IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2, AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1003945036, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ADDRESS: UNIT(S) 3D and P-10
3811-15 N. LINCOLN AVE.
CHICAGO, ILLINOIS 60613

PIN: 14-19-212-003-0000, 14-19-212-004-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded February 8, 2010, as Document number 1003945036 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL