

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 1009241041 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2010 10:39 AM Pg: 1 of 3

CTSTS15097JLsk210070120 1028

THE GRANTOR: SPAULDING LAWRENCE LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and --- 00/100 DOLLARS and other good and valuable considerations in hand paid,

CONVEY and WARRANT to:  
**KAREN XIAO**

4440 W. Bryn Mawr, Chicago, Illinois  
the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

P.I.N. # 13-14-205-036-1016 3253 W. Lawrence Unit 3D, Chicago, Illinois 60625

DATED this            day of March, 2010

*Ajima Causwicz* (Seal)  
SPAULDING LAWRENCE LLC, by its Member

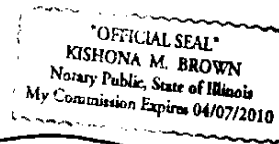
State of Illinois  
County of Cook ss.

I,  
(Impress Seal Here)

, a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that: **SPAULDING LAWRENCE LLC, by its Member**, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this            day of March 2010

Commission expires



NOTARY PUBLIC

Prepared by: Marshall Richter 5225 Old Orchard Road Suite 30, Skokie, Illinois 60077

Send subsequent tax bill to:

Karen Xiao  
3253 W. Lawrence #3D  
Chicago, Illinois 60625


MAIL TO: Steven L. Nicholas  
1060 Lake St  
Hanover Pk IL  
60133

**BOX 333-CT**


3/8

# UNOFFICIAL COPY


Property of Cook County Clerk's Office

STATE OF ILLINOIS  
  
 MAR. 31. 10  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000000793  
 REAL ESTATE  
 TRANSFER TAX  
 00230.00  
 FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 APR. 1. 10  
 REVENUE STAMP

# 0000000794  
 REAL ESTATE  
 TRANSFER TAX  
 00115.00  
 FP 103034

CITY OF CHICAGO  
  
 MAR. 31. 10  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000005926  
 REAL ESTATE  
 TRANSFER TAX  
 02415.00  
 FP 103033

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5115097 SNC  
 STREET ADDRESS: 3253 W. LAWRENCE AVE APT 3D  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 13-14-205-036-1016

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 3253-3D IN THE LAWRENCE SPAULDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 8, 9 AND 10 IN BLOCK 15 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 665.6 FEET THEREOF AND EXCEPT THE NORTHWESTERN ELEVATED RAILROAD YARDS AND RIGHT OF WAY) OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0724115111; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:  
 THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE <sup>3253.3D</sup>, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 0724115111

(A) THE TENANT OF UNIT 3253-3D HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

"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."