

FT. COZ 60623

UNOFFICIAL COPY



Doc#: 1010433004 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2010 08:25 AM Pg: 1 of 3

**CORPORATE WARRANTY DEED
WASHTENAW ON THE PARK CONDOMINIUMS
(Corporation to Individual)**

THIS DEED, made as of this 9th day of April, 2010 between 2645 LAWRENCE, LLC, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, having an address of 4355 North Ravenswood, Chicago, Illinois 60613 ("Grantor"), and CARRIE THOMAS

("Grantee") W. NESSETH, that the Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents conveys and warrants unto the Grantee the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal description rider attached and incorporated herein by this reference.

Address of Real Estate/Unit Reference: 4755 N. Washtenaw #403; GU-6; S-20
Chicago, Illinois 60625
Permanent Real Estate Index Number: 13-13-202-040-1021 (Unit 403)
13-13-202-040-1033 (GU-6)

Subject to taxes not yet due and payable and all easements, covenants and restrictions of record, public and utility easements and the provisions of the attached rider.

IN WITNESS WHEREOF, Grantor has executed this Corporate Warranty Deed as of the day and year first above written.

2645 LAWRENCE, LLC,
an Illinois limited liability company

BOX 15

By: [Signature]
Ibrahim M. Shihadeh, Manager

This instrument was prepared by
J. Joseph Little, Esq.
~~221 N. LaSalle~~
Chicago, Illinois 60601

Upon recording mail to:
Margaret Byrne
4669 N. Manor
Chicago 60625

Send subsequent tax bills to:
Carrie Thomas #
4755 N. Washtenaw 403
Chicago 60625

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ibrahim M. Shihadeh, the Manager of 2645 LAWRENCE, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the said instrument as the Manager pursuant to authority given by the Board of Directors of said limited liability company voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of April, 2010.

Commission Expires: 5-22-2012

[Signature]
Notary Public



TD 3

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

PARCEL 1:

UNIT NO. 403 AND UNIT GU-6 IN THE WASHTENAW ON THE PARK AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 5, 6, 7, 8, 9 AND 10 IN BLOCK 25 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF SANITARY DISTRICT RIGHT-OF-WAY (EXCEPT THE RIGHT-OF-WAY OF THE NORTHWEST RAILROAD) IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717015123; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF STORAGE LOCKER S-20, A LIMITED COMMON ELEMENT, AS DESCRIBED ON A SURVEY WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717015123; IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT 403 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 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.

Property Address: 4755 N. Washtenaw Avenue, Unit #403; GU-6
Chicago, Illinois 60625

Permanent Index Numbers: 13-13-202-040-1021 (Unit 403)
13-13-202-040-1033 (Unit GU-6)

CITY TAX

CITY OF CHICAGO




APR. 12. 10

0000013465

REAL ESTATE TRANSFER TAX
0281450
FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS



STATE TAX

APR. 12. 10

000003535

REAL ESTATE TRANSFER TAX
0024900
FP 102809

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SCANNED BY _____
RECORDED OF DEEDS
COOK COUNTY


COOK COUNTY
RECORDS OF DEEDS
SCANNED BY _____

REAL ESTATE TRANSFER TAX	00-12-450	FP326707
LC#0000000 #		

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 17. 18

REVENUE STAMP



COOK COUNTY, ILLINOIS

COUNTY TAX