


# UNOFFICIAL COPY

## DEED OF CONVEYANCE

<p><b>2038 SPAULDING CONDOMINIUM DEED</b></p> <p>THIS INDENTURE, made this 27<sup>th</sup> day of November, 2009, between 2038 Spaulding LLC, an Illinois limited liability company, with a mailing address of 2220 West North Avenue, Chicago, Illinois 60647, 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 David Guzman, a Single Man, party of the second part.</p> <p><i>60297612</i></p>	<div data-bbox="906 376 1220 465"> 10125350360</div> <div data-bbox="906 481 1308 616"><p>Doc#: 1012535036 Fee: \$66.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 05/05/2010 10:49 AM Pg: 1 of 4</p></div>
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WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 3W IN 2038 NORTH SPAULDING CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SEE ATTACHED LEGAL DESCRIPTION

(HEREIN AFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY 2038 SPAULDING, LLC RECORDED SEPTEMBER 29, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0627222079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

**STEWART TITLE COMPANY**  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

*C. J.*  
*4*

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Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

And 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 as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2009 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2038 North Spaulding Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 13-35-233-039-1006

Address of real estate: 2038 N. Spaulding Unit 2038-3W, Chicago, IL 60647

*(Grantee address)*

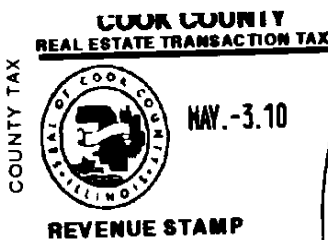
City of Chicago  
Dept. of Revenue  
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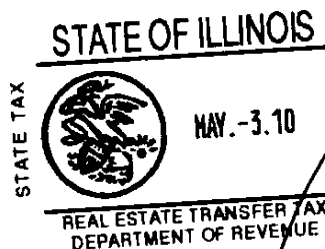


Real Estate  
Transfer  
Stamp  
\$1,239.00

Batch 1,017,277



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	FP 102810



962796	REAL ESTATE TRANSFER TAX
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	FP 102804

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IN WITNESS WHEREOF, Colin Hebson, as manager of 2038 Spaulding, LLC, has executed this instrument as of the day and year first above written.

**2038 SPAULDING, LLC,**  
an Illinois limited liability company

By: Colin Hebson  
Name: Colin Hebson  
Its: Manager

This instrument was prepared by:		
Robert D. Lattas, Esq.		
2220 West North Avenue		
Chicago, Illinois 60647		
After Recording Mail to:		Send Subsequent Tax Bills To:
David Guzman		David Guzman
#3W, 2038 N Spaulding		#3W, 2038 N Spaulding
Chicago, IL 60647		Chicago, IL 60647

Property of Cook County Clerk's Office

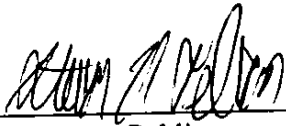
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Colin Hebson, as manager of 2038 SPAULDING, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and 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 notarial seal this <sup>April</sup> ~~November~~ <sup>2011</sup> ~~2009~~ day of <sup>Dec</sup> ~~November~~, 2011.



  
\_\_\_\_\_  
Notary Public

County Clerk's Office