


# UNOFFICIAL COPY

## DEED OF CONVEYANCE

<p>2038 SPAULDING CONDOMINIUM DEED <i>LOPAS 12</i></p> <p>THIS INDENTURE, made this 7<sup>th</sup> day of May, 2010, 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 Geoffrey Hyatt and John Hyatt, as joint tenants with the right of survivorship, party of the second part.</p>	<div data-bbox="901 313 1220 414"> 10145111070</div> <div data-bbox="890 425 1300 548"><p>Doc#: 1014511107 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 05/25/2010 12:51 PM Pg: 1 of 5</p></div>
--	--

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 1E 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 0627222078 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.F.S.*

*10F2 1000030082*

# UNOFFICIAL COPY

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: 13-35-233-039-1001

Address of real estate: 2038 N. Spaulding Unit 2038-1E, Chicago, IL 60647

# UNOFFICIAL COPY

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:	
DEAN GALANOPOULOS	GEOFFREY HYATT	
340 W BUTTERFIELD #117	2038 N. SPAULDING UNIT 1E	
ELMHURST IL 60126	CHICAGO IL 60647	

City of Chicago  
Dept. of Revenue  
600614



Real Estate  
Transfer  
Stamp  
**\$1,312.50**

5/10/2010 10:06  
dr00764

Batch 1,083,406

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

MAY. 17. 10

REVENUE STAMP

# 0000048264	REAL ESTATE TRANSFER TAX
	0006250
	FP 102810

**STATE OF ILLINOIS**

MAY. 17. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

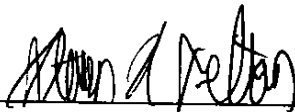
# 000000918	REAL ESTATE TRANSFER TAX
	0012500
	FP 102804

# UNOFFICIAL COPY

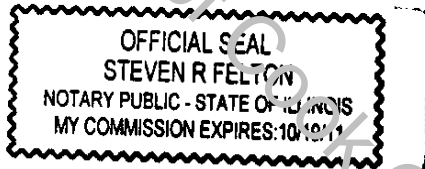
STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

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 7 day of ~~April~~<sup>May</sup>, 2010.



Notary Public



COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

County Clerk's Office

File Number: TM284353

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2038-1E IN THE 2038 SPAULDING CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 28 IN BLOCK 10 IN SHIPMAN BILL AND MERRIL SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED SEPTEMBER 29TH 2006, ON THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0627222078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PIN: 13-35-233-039-1001

**Commonly known as:** 2038 Spaulding  
Condo 1E  
Chicago IL

Property of Cook County Clerk's Office