

UNOFFICIAL COPY

2233 WEST SHAKESPEARE
CONDOMINIUM DEED



Doc#: 1021811101 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/06/2010 02:40 PM Pg: 1 of 5

THIS INDENTURE, made this 29th day of July, 2010, between 2233 WEST SHAKESPEARE AVENUE, LLC., an Illinois limited liability company, with a mailing address c/o Colin Hebson; 1940 N Clark Street, Chicago, Illinois 60614, 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 Ronald Kubalanza, party of the second part.

612577311

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:

SEE ATTACHED LEGAL DESCRIPTION

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) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 2233 West Shakespeare Avenue 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.

S Y
P S
S N
SC Y
INT AB

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-899-4000

UNOFFICIAL COPY

Permanent Real Estate Index Number: 14-31-125-049-1006

Address of real estate: 2233 West Shakespeare Avenue; #3F, Chicago, Illinois 60647

City of Chicago
Dept. of Revenue
603711



Real Estate
Transfer
Stamp

\$1,785.00

7/30/2010 12:01

dr00191

Batch 1,599,099

Property of Cook County Clerk's Office

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



AUG.-5.10

REVENUE STAMP

0000048776

**REAL ESTATE
TRANSFER TAX**

00085.00

FP 102810

STATE OF ILLINOIS

STATE TAX



AUG.-5.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000071430

**REAL ESTATE
TRANSFER TAX**

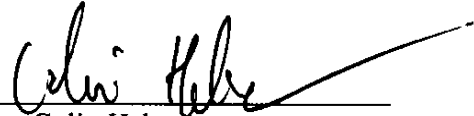
00170.00

FP 102804

UNOFFICIAL COPY

IN WITNESS WHEREOF, Colin Hebson, as manager of 2233 West Shakespeare Avenue, LLC, has executed this instrument as of the day and year first above written.

2233 West Shakespeare Avenue, LLC,
an Illinois limited liability company

By: 
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:
Ronald Kubalanza	Ronald Kubalanza
2233 W SHAKESPEARE 3F	2233 W Shakespeare 3F
CHICAGO, IL 60647	Chicago, IL 60647

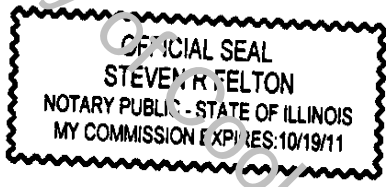
PROPERTY OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF C O O K)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Colin Hebson, as Member of 2233 WEST SHAKESPEARE AVENUE, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member 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 ²⁹~~28~~ day of ^{JULY}~~December~~, ²⁰¹⁰~~2007~~



[Handwritten Signature]

Notary Public

Property Clerk's Office

File Number: TM28965

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Unit 3F together with its undivided percentage interest in the common elements in 2233 West Shakespeare Condominium, as delineated and defined in the Declaration recorded as document number 0717022028, in the West 1/2 of the Northeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2233 West Shakespeare Street
Condo 3F
Chicago IL 60647

P.I.N: 14-31-125-049-1006

Property of Cook County Clerk's Office