

# UNOFFICIAL COPY



**WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO LIMITED  
LIABILITY COMPANY)**

Doc#: 1023941021 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2010 11:11 AM Pg: 1 of 2

THE GRANTOR, 2724 Mildred, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Oliver Purnell and Vicky Purnell as Husband and Wife as Tenants by the Entirety, of 2300 N. Lincoln, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

LOT 6 IN THE RESUBDIVISION OF LOTS 28 TO 35, IN HELENA BERGMAN'S SUBDIVISION OF BLOCK 2 (EXCEPT THE WEST 48 FEET OF THE NORTH 125 FEET THEREOF) IN BERGMAN'S SUBDIVISION OF THE WEST 3/4 OF OUTLOT 9 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE CHICAGO PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-20-405-022-0000

Address of Real Estate: 2724 North Mildred Avenue, Chicago, Illinois, 60614  
(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (3) applicable zoning and building laws or ordinances; (4) encroachments which the Title Insurer (as hereinafter defined) is willing to insure; (5) utility easements, covenants, conditions, restrictions, easements and agreements of record (including, without limitation, party wall agreements) that do not materially adversely affect the use of the Premises as a residence; (6) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage, and, (b) If Buyer is more than one natural person, title shall be conveyed to Buyer(s) as tenants by the entirety, unless Buyer shall otherwise direct Seller in writing at least thirty (30) days prior to the Closing date (as hereinafter defined). If Buyer intends to hold title to the Premises in an Illinois Land Trust, or other title holding entity, then Buyer shall notify Seller at least thirty (30) days prior to the Closing Date (as hereinafter defined) hereof.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 24<sup>th</sup> day of August, 2010.

2724 Mildred, LLC  
an Illinois Limited Liability Company

BY:   
Jody Libman, Its Manager

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ST511 8190

Box 334

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State of Illinois)  
) ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jody Libman, the Manager of 2724 Mildred, LLC, Seller, 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 purpose therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of August, 2010.



This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to:

Joseph Palmisano  
19 S. LaSalle Street  
Suite 900  
Chicago, Illinois 60603

Send subsequent tax bills to:

Oliver Purnell and Vicky Purnell  
2724 N. Mildred Avenue  
Chicago, Illinois 60614

