



Doc#: 1025341072 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2010 12:42 PM Pg: 1 of 3

**WARRANTY DEED**

**After Recording, Mail to:**

Jennifer LaMell Goldstone  
Goldstone & Associates, LLC  
1819 W. Grand Ave., Ste. 200  
Chicago, IL 60622

1006019  
191

*This space is for RECORDER'S USE ONLY*

**THIS DEED AND CONVEYANCE** is made as of August 30, 2010 by **4601 N. Dover, LLC** an Illinois limited liability company ("Grantor"), having an address of 216 S. Jefferson St., Suite LL-1, Chicago, IL 60616 and **Letreco, LLC**, an Illinois limited liability company (as "Grantee"), having an address of 111 W. Jackson, Suite 1158, Chicago, IL 60604.

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

**UNIT(S) 1360-G; 1364-G; 1370-GW; and 1370-GE IN DOVER COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 1 TO 5 INCLUSIVE, 10 AND 11, PRIVATE ALLEY BETWEEN LOTS 1, 2, 3 AND LOT 11, AND THE PRIVATE ALLEY BETWEEN LOTS 10 AND 11, IN THE SUBDIVISION OF LOTS 263 AND 269 IN SHERIDAN DRIVE SUBDIVISION, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION 17 WHICH LIES NORTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS.**

**TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2007 AS DOCUMENT NUMBER 0726915004.**

**PIN(S): 14-17-108-028-1061 (Unit 1370-GW); 14-17-108-028-1062 (Unit 1370-GE); 14-17-108-028-1063 (Unit 1364-G); 14-17-108-028-1064 (Unit 1360-G).  
Addresses: 1360-G; 1364-G; 1370-GW; and 1370-GE W. Wilson, Chicago, IL 60640**

Grantor also grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said Property set forth in the Declaration aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended Declaration for the benefit of the remaining Property described


S Y  
P 3  
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INT 12

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

**STATE OF ILLINOIS**



SEP.-7.10


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000053619

REAL ESTATE TRANSFER TAX
00200.00
FP 103037

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



SEP.-7.10

REVENUE STAMP

# 000070912

REAL ESTATE TRANSFER TAX
00100.00
FP 103042

# UNOFFICIAL COPY

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.

This conveyance is made subject to the following: 1) general real estate taxes not due and payable at the time of Closing; (2) Preservation Easement ("Preservation Easement") dated as of December 15, 2003 recorded as Document No. 0334918030; (3) the Condominium Act and the Condominium Documents including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) encroachments, if any over common areas; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record; and (10) those certain Leases dated as of December 14, 2009 to Cynthia Torres for Unit 1360-G and March 12, 2008 to Eric Greer for Unit 1370-GW.

Grantor certifies that existing tenants, if any, have declined to purchase their units pursuant to any right of first refusal under the Illinois Condominium Property Act .

**IN WITNESS WHEREOF**, Grantor has hereto caused this Warranty Deed to be signed and delivered as of the day and year first above written.

4601 N. Dover, LLC, an Illinois Limited Liability Company

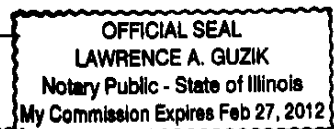
By: [Signature]  
Title: Manager

State of Illinois )  
                          ) ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, 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 own free and voluntary act as Manager of 4601 N. Dover, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of August, 2010.

[Signature]  
Notary Public



This document prepared by:

Lawrence A. Guzik, Esq.  
Attorney at Law  
22285 Pepper Rd., Suite 308  
Lake Barrington, IL 60010

Mail subsequent tax bills to:

Letreco, LLC  
111 W. Jackson, Suite 1158  
Chicago, IL 60604

City of Chicago  
Dept. of Revenue  
604899



Real Estate  
Transfer  
Stamp  
**\$2,100.00**

9/7/2010 14:44  
dr00198

Batch 1,771,320