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WARRANTY DEED

ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)
JOINT TENANCY



Doc#: 1029233105 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/19/2010 01:30 PM Pg: 1 of 4

100 J
WARRANTS
AD BK
150447057
LD

THE GRANTOR, **CSKW PROPERTIES LLC**, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, and pursuant to authority given by Member and Manager of said company, CONVEYS AND WARRANTS to Meredith S. Davis AND JONATHAN BUS, CS* of 1177 S. Grove Avenue, Oak Park, Illinois 60304, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

**JOINT TENANTS*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: **UNIT(S) 218 and P-61**
6436 ROOSEVELT ROAD
OAK PARK, ILLINOIS 60304

P. I. N. : 16-18-428-043-1110 (affects Unit 218)
16-18-428-043-1095 (affects P-61)

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 1st day of October, 2010.

CSKW PROPERTIES LLC, LLC,
an Illinois Limited Liability Company

BY: *Jonathan Bus*
Its Manager

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SEP. 23. 10

# 0000011774	REAL ESTATE TRANSFER TAX
	0120000
	FP 102801

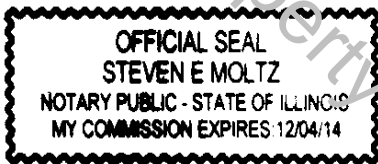
Paul
334

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Kimberly Weiner, personally known to me to be the Manager of CSKW PROPERTIES LLC, LLC, and 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 as such Manager she signed and delivered the said instrument, pursuant to authority given by the Member of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1st day of October, 2010.



[Signature]

NOTARY PUBLIC

Mail To:


Thomas E. Haught, Esq.
GARDI & HAUGHT, LTD.
939 North Plum Grove Road
Suite C
Schaumburg, Illinois 60173


Name and Address of Taxpayer:

Meredith S. Davis
6436 Roosevelt Road
Unit 218
Oak Park, Illinois 60304

Prepared By:

Steven E. Moltz, Esq.
LAW OFFICES OF PALMISANO AND MOLTZ
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

STATE OF ILLINOIS  STATE TAX	OCT. 11. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000010384 REAL ESTATE TRANSFER TAX 00150.00 FP 102808
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COOK COUNTY REAL ESTATE TRANSACTION TAX  COUNTY TAX	OCT. 11. 10 REVENUE STAMP	# 0000008212 REAL ESTATE TRANSFER TAX 00075.00 FP 102802
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LEGAL DESCRIPTION

UNIT 218 AND P-61 IN THE PRAIRIE PLACE AT 6436 ROOSEVELT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19 TO 28 BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ THEREOF), IN COOK COUNTY, ILLINOIS;

THE WEST $\frac{1}{2}$ OF VACATED ELMWOOD AVENUE LYING EAST OF AND ADJOINING LOT 19 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ THEREOF), IN COOK COUNTY, ILLINOIS;

THE EAST $\frac{1}{2}$ OF VACATED CUNDERSON AVENUE LYING WEST OF AND ADJOINING LOT 28 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617416044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT(S) **218 AND P-61**, 6436 ROOSEVELT ROAD, OAK PARK, IL 60304

P. I. N. 16-18-428-043-1110 (Affects Unit 218) and
16-18-428-043-1095 (Affects Unit P-61)

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded June 23, 2006, as Document number 0617416044 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE

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DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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