

UNOFFICIAL COPY

WARRANTY DEED

The Grantor, **5300 N. PAULINA LLC**, an Illinois limited liability company 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, for and in consideration of Ten and No/100 Dollars (\$10.00)



Doc#: 1031933064 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2010 11:14 AM Pg: 1 of 3

SAATCHI & SAATCHI (NA) CITY OF CHICAGO 1 of 2

and other good and valuable consideration in hand paid, and pursuant to the authority given by the members of said company, CONVEYS and WARRANTS to **SHANNON RYAN AND TAMARA HAZEN, 1422 W. Foster, Chicago, IL 60640**, not as Tenants in Common but as **JOINT TENANTS** the following described real estate situated in the County of Cook and State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises not as Tenants in Common but as **JOINT TENANTS** forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these present by its Manager this 29th day of October 2010.

PIN: 14-07-218-036-0000

COMMONLY KNOWN AS: 5300 N. PAULINA, UNIT 2, CHICAGO IL 60640

**5300 N. PAULINA LLC,
an Illinois Limited Liability Company**

By: **G & H PROPERTIES, INC.,
an Illinois corporation, Manager**

By: Heather Just
HEATHER JUST, PRESIDENT

S 7
P 3
S W
SC Y
M J

CITY OF CHICAGO



NOV. - 2.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007777

REAL ESTATE
TRANSFER TAX

0423150

FP 103033

BOX 334 CT

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER FOR DEED**

PARCEL 1:

UNIT NUMBER 2 IN THE 5300 N. PAULINA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 28 1/2 FEET OF LOT 10 IN BLOCK 4 IN SUMMERDALE, A RESUBDIVISION OF LOTS 31 TO 40 INCLUSIVE OF LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 25 FEET THEREOF) OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1019431046, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1019431046.

PIN:

14-07-218-036-0000

COMMONLY KNOWN AS:

5300 N. PAULINA, UNIT 2, CHICAGO, IL 60640

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchase; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY, AS THE PROPERTY WAS IMPROVED WITH A NEWLY CONSTRUCTED BUILDING.

GRANTOR ALSO HEREBY GRANTS TO THE 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 OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT 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.