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

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, 1432 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 10 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

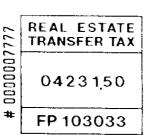
5300 N. PAULINA LLC, an Illinois Limited Liability Company

By:

G & H PROPERTIES, INC., an Illinois corporation, Manager

By:

CITY OF CHICAGO NOV.-2.10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE



BOX 334 CT

1031933064D Page: 2 of 3

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This Instrument Prepared By:

HAL A. LIPSHUTZ

1120 W. Belmont Ave. Chicago, IL 60657

Send subsequent tax bills to:

SHANNON RYAN TAMARA HAZEN 1450 W. Olive, Unit 2 Chicago, IL 60660

B

MAIL TO:

JAMES ZAZAKIS

4315 N. LINCOLN CHICAGO, IL 60618

STATE OF ILLINOIS

COUNTY OF COOK

SS

The undersigned, a Notary Public and Attorney at Law in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that HEATHER JUST, President of G & H PROPERTIES, INC., an Illinois corporation, Manager of 5300 N PAULINA LLC, an Illinois limited liability company, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act and the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of October 2010.

Notary Public and Attorney at Law

My commission expires:

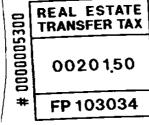
"OFFICIAL SEAL"
HALA LIPSHUTZ

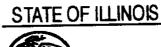
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/28/2013



REVENUE STAMP

COUNTY TAX







NOV.-2.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

289	REAL ESTATE TRANSFER TAX
000000	00403.00
#	FP 103032

1031933064D Page: 3 of 3

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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, ULINOIS, 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 101943 1046.

PIN:

4-07-218-036-0000

COMMONLY KNOWN AS:

5304 N. PAULINA, UNIT 2, CHICAGO, IL 60640

THIS DEED IS FURTHER SUBJECT TO: (a) ceneral 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; (r) 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.