

UNOFFICIAL COPY

DEED BY LIMITED LIABILITY COMPANY



Doc#: 1100735072 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/07/2011 02:41 PM Pg: 1 of 3

Above Space for Recorder's Use Only

Parkview Townhomes of Bridgeview, LLC, a 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 the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the members of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, et seq., and the limited liability company's operating agreement dated June 26, 2007, does hereby Grant, Sell, Bargain and Convey to COURTNEY PARROTT, JR., a single man pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 7305 W. 71st Street, Unit D, Bridgeview, IL 60455, legally described as:

SEE ATTACHED

PERMANENT INDEX NUMBER: 18-25-204-007-0000 APO & OP
NEW PIN # - 18-25-204-047-0000
ADDRESS OF REAL ESTATE: 7305 W. 71st Street, Unit D, Bridgeview, IL 60455

P.N.F.N.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2010 Installment and subsequent years

Dated this 15th day of Dec., 2010.

Parkview Townhomes of Bridgeview LLC

By: Edwin Franklin
Edwin Franklin, Sole Managing Member

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P 3
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SC Y
INTC 7

STATE OF ILLINOIS



JAN - 4, 11

REAL ESTATE TRANSFER TAX
OF BRIDGEVIEW, ILLINOIS

8580000000 #

REAL ESTATE
TRANSFER TAX

00205.00

FP 103021

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN - 4, 11

REVENUE STAMP

0000043677

REAL ESTATE
TRANSFER TAX

00102.50

FP 103025

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 84 IN FREDERICK H. BARTLETT & #x2019; S HARLEM AVENUE AND 71ST STREET FARMS IN SAID EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE EAST 50 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1936, AS DOCUMENT NUMBER 11927277; THENCE SOUTH 88 DEGREES 12 MINUTES 4 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT, 10.96 FEET TO A POINT ON A LINE THAT IS 4.00 FEET EAST OF AND PARALLEL TO THE EAST WALL OF A BRICK AND FRAME BUILDING; THENCE SOUTH 1 DEGREE 59 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, 105.31 FEET TO A POINT OF BEGINNING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 88 DEGREES 0 MINUTES 16 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 56.00 FEET TO A POINT ON A LINE THAT IS 4.00 FEET WEST OF AND PARALLEL TO THE WEST WALL OF SAID BUILDING; THENCE SOUTH 1 DEGREE 59 MINUTES 44 SECONDS EAST, ALONG SAID PARALLEL LINE, 22.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 88 DEGREES 0 MINUTES 16 SECONDS EAST, ALONG SAID CENTER LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, 56.00 FEET TO A POINT ON SAID LINE THAT IS 4.00 FEET EAST OF AND PARALLEL TO THE EAST WALL OF SAID BUILDING; THENCE NORTH 1 DEGREE 59 MINUTES 44 SECONDS WEST, ALONG SAID PARALLEL LINE, 22.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0902322130 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

18-25-204-007-0000

*New PIN # 18-25-204-047-0000***PROPERTY ADDRESS**

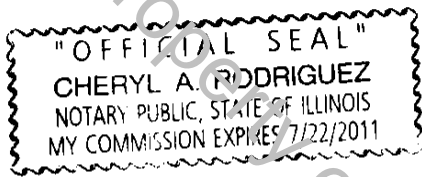
7305 W. 71st, Unit D, Bridgeview, IL 60455

UNOFFICIAL COPY

STATE OF ILLINOIS)
) §
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edwin Franklin, Sole Managing Member 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 purposes therein set forth.

Given under my hand and official seal, this 15th day of Dec. 2010.



Cheryl A. Rodriguez
NOTARY PUBLIC

My Commission expires 7/22/11

This instrument was prepared by: Thomas P. Dalton of Dalton & Dalton, P.C. Attorneys at Law, 6930 W. 79th Street, Burbank, IL 60459

MAIL TO:

David Dinedl
7936 W. 87th St
Justice, IL 60458

OR

Recorder's Office Box No.

SEND SUBSEQUENT TAX BILLS TO:

Courtney Parrott, Jr.
7305 W. 71st Street, Unit D
Bridgeview, IL 60455

Notary Public of Cook County Clerk's Office