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3515 South Halsted CONDOMINIUM DEED



Doc#: 1104035078 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2011 03:03 PM Pg: 1 of 5

THIS INDENTURE, made this ⁰⁹ day of January, 2011, between CMM Development, LLC., an Illinois limited liability company, with a mailing address c/o Anthony Marano; 2942 S. Normal Ave, Chicago, Illinois 60616, 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, party of the first part, and Correy Green and Cynthia Green, as joint tenants, party of the second part.

622-193 1/3

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2010 and subsequent years; (ii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 3515 South Halsted Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.

The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addicks, IL 60101
630-889-4000

S Y
P S
S N
SC Y
INT AB

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Permanent Real Estate Index Number: 17-33-300-050-1001; 17-33-300-006-0000 (underlying)

Address of real estate: 3515 S. Halsted Unit 1, Chicago, Illinois 60609

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Anthony Marano, as manager of CMM Development, LLC, has executed this instrument as of the day and year first above written.

CMM DEVELOPMENT, LLC,
an Illinois limited liability company


By: *Anthony Marano*
Name: Anthony M. Marano
Its: Manager

This instrument was prepared by:	
Robert D. Lattas, Esq.	
2220 West North Avenue	
Chicago, Illinois 60647	
After Recording Mail to:	Send Subsequent Tax Bills To:
Proficient Transport	Proficient Transport
108 Industrial Dr. Suite - C	108 Industrial Dr. Suite - C
MINOOKA, IL. 60447	MINOOKA, ILL. 60447


City of Chicago
Dept. of Revenue
608924
1/31/2011 15:14
dr00111



Real Estate
Transfer
Stamp
\$1,417.50
Batch 2,385,327

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

FEB.-4.11
REVENUE STAMP

# 000000147	REAL ESTATE TRANSFER TAX
	0006750
	FP 102810

STATE OF ILLINOIS
STATE TAX

FEB.-4.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000002296	REAL ESTATE TRANSFER TAX
	0013500
	FP 102804

PROPERTY OF COOK COUNTY CLERK'S OFFICE

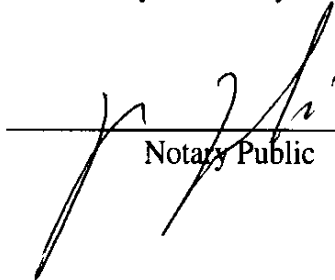
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Anthony M. Marano, as manager of CMM Development,
LLC, who is personally known to me to be the same person whose name is subscribed to
the foregoing instrument as such Member of said company, appeared before me this day
in person and acknowledged that he signed and delivered the said instrument as his own
free and voluntary act and as the free and voluntary act of said company for the uses and
purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of January, 2011.





Notary Public

Property of Cook County Clerk's Office

File Number: TM293829

UNOFFICIAL COPY**LEGAL DESCRIPTION**

PARCEL 1:

UNIT NUMBER 1 IN THE 3515 SOUTH HALSTED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 14 IN BLOCK 4 IN HAMBURG, BEING A SUBDIVISION BY SAMUEL GEHR OF BLOCKS 23 AND 24 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0907818076; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0907818076.

Commonly known as: 3515 South Halsted Street
1
Chicago IL 60609

PIN/Tax Code: 17-30-050-000

Property of Cook County Clerk's Office