



Doc#: 110911025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2011 09:21 AM Pg: 1 of 4

DEED

REAL ESTATE TRANSFER 03/28/2011

	COOK	\$150.00
	ILLINOIS:	\$300.00
	TOTAL:	\$450.00

17-06-101-019-0000 | 20110301600503 | HUKV57

REAL ESTATE TRANSFER 03/28/2011

	CHICAGO:	\$2,250.00
	CTA:	\$900.00
	TOTAL:	\$3,150.00

17-06-101-019-0000 | 20110301600503 | JGY6N1

UNIT 1B IN 1525 NORTH CLAREMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 22 FEET OF LOT 20 AND THE NORTH 6 FEET OF LOT 21 IN THE RESUBDIVISION OF BLOCK 3 IN WATSON, TOWER AND DAVIS'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH IS SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1016844038 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 1B, A LIMITED COMMON ELEMENT AS DELINATED ON A SURVEY OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1016844083.

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CTI WSA 7/2001 LRD BK MOAKS 2082

Property of Cook County Clerk's Office

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DEED OF CONVEYANCE

<p style="text-align: center;">THE 1525 NORTH CLAREMONT CONDOMINIUM DEED</p> <p>THIS INDENTURE, made this <u>28th</u> day of <u>March</u>, 20<u>11</u>, between The Sylvan Company, LLC., an Illinois limited liability company, with a mailing address 1922 North Honore, Chicago, Illinois 60622, 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 Cali C. Reecy and Matthew C. Reecy, not as Tenants in Common but as Joint Tenants, party of the second part.</p>	

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:

UNIT 1B IN THE 1525 NORTH CLAREMONT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SEE ATTACHED LEGAL DESCRIPTION

(HEREIN AFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY THE SYLVAN COMPANY, LLC RECORDED JUNE 17, 2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1016844038 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

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.

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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 20__ and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by The 1525 North Claremont 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.

Permanent Real Estate Index Number: 17-06-101-019-0000 (Underlying PIN)

Address of real estate: 1525 North Claremont, Unit 1B, Chicago, Illinois.

IN WITNESS WHEREOF, Sylvan Shank has executed this instrument as of the day and year first above written.

THE SYLVAN COMPANY LLC,
an Illinois limited liability company

By: 
Sylvan Shank, its Manager

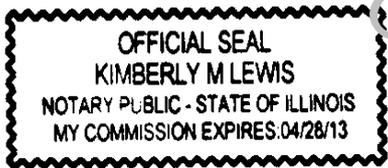
This instrument was prepared by:		
Dennis W. Thorn & Associates		
180 N. Michigan Ave. Suite 2105		
Chicago, IL 60601		
After Recording Mail to:		Send Subsequent Tax Bills To:
Jim Benckendorf		The Sylvan Company, LLC
100 N. Main St.		1922 North Honore
Morton, IL 61550		Chicago, IL 60622

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Kimberly M. Lewis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sylvan Shank, as Manager of **THE SYLVAN COMPANY, LLC**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager 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 28th day of March, 2011.



Kimberly M Lewis
Notary Public

Notary of Cook County Clerk's Office