

2010-05824

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Doc#: 1119955063 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.0
Cook County Recorder of Deeds
Date: 07/18/2011 02:48 PM Pg: 1 of 4

1/1

Commitment Number: 232275

Seller's Loan Number: unknown

This instrument prepared by: Jay Rosenberg, Esq., and reviewed by Ross M. Rosenberg, Esq.,
Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249. (513) 247-9605

After Recording Return To:

NationalLink
4000 Industrial Blvd
Aliquippa, PA 15001

Beauregard law office
5334 W. Belmont Ave
Chicago IL 60641

PREMIER TITLE

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-31-108-033-1004

SPECIAL/LIMITED WARRANTY DEED

PNC Mortgage, a division of PNC Bank, National Association, whose mailing address is 620 Liberty Ave., Pittsburgh, PA 15222, hereinafter grantor, for \$45,000.00 (Forty-Five Thousand Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to Goodman Chicago Condos, LLC, hereinafter grantee, whose tax mailing address is 7019 W. Medill Ave., Chicago, IL 60707, the following real property:

1w.

PARCEL I: UNIT 1W IN 7019 WEST MEDILL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1 AND 3 IN BLOCK 9 IN MONT CLARE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 1

City of Chicago
Dept. of Revenue
613300



Real Estate
Transfer
Stamp

\$472.50

7/13/2011 8:57

cr00198

Batch 3,229,429

14

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AND 3, A DISTANCE OF 14.50 FEET, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE WHICH IS 60 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, A DISTANCE OF 22432 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, WHICH POINT IS 49.24 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH ALONG SAID WEST LINE A DISTANCE 44.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 199.38 FEET TO A POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THE EAST 105 FEET AS MEASURED ON THE NORTH LINE OF SAID TRACT), ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0506934006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE 6 AND 1 AS LIMITED COMMON ELEMENTS AS DELINEATED ON SURVEY ATTACHED 'CO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0506934006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0506934006.


Property Address is: 701st W. Medill Ave., Chicago, IL 60707.


Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

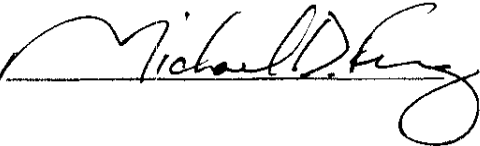
STATE TAX  JUL. 18. 11 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000000491	REAL ESTATE TRANSFER TAX
			0004500
			FP 103043

COUNTY TAX  JUL. 18. 11 REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000000486	REAL ESTATE TRANSFER TAX
			0002250
			FP 103046

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Executed by the undersigned on Sept 13, 2010:

PNC Mortgage, a division of PNC Bank, National Association

By: 

Its: Michael D. Ferguson VP

STATE OF Ohio

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on Sept 12, 2010 by Michael D. Ferguson its Vice President on behalf of **PNC Mortgage, a division of PNC Bank, National Association**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public

JILL A. FORTNEY, Notary Public
In and For the State of Ohio
My Commission Expires Mar. 30, 2011

PREMIER TITLE
1350 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
(847) 255-7100

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

Mail tax bill to:
Goodman Chicago Condos LLC
5339 W. Belmont Ave.
Chicago IL 60641

Property of Cook County Clerk's Office