



Doc#: 1121642021 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2011 08:47 AM Pg: 1 of 3

FIRST AMERICAN TITLE order # 2176982
10f2

3600-55

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JIG HYDE, LLC, an Illinois limited liability company, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby CONVEY and WARRANT to JOSHUA P. GAROON and MICHAL ENGELMAN, his wife, address: 2635 Guilford Ave., #2, Baltimore, MD, as tenants by the entirety, GRANTEES, all of the following described premises situated in Cook County, Illinois, to-wit:

PARCEL 1:

UNIT NO. 1W IN 83RD EAST 52ND STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 19 IN WILLIAM TURKINGTON'S BOULEVARD AND PARK RESUBDIVISION OF BLOCK 9 (EXCEPT THE NORTH 317 FEET THEREOF) IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 1, 2009, AS DOCUMENT NO. 0924416022, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P1, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

Commonly known as: 838 E. 52nd St., #1W, Chicago, Illinois 60615
Parcel Identification No. 20-11-300-034-1004

To Have and To Hold the said premises unto the said GRANTEES, subject only to:

- (a) general real estate taxes for the year of 2010 and subsequent years;
- (b) party walls and party wall rights of record;
- (c) easements and fences; and
- (d) provisions, conditions, covenants, restrictions, options, assessments and easements as created by the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded September 1, 2009 as Document Number 0924416022, and any amendments thereto; provisions, conditions and limitations as created by the Condominium Property Act.

S	Y
P	3
S	N
SC	Y
INT	Y

And said grantor, hereby expressly waives and releases any and all right or benefit under and

UNOFFICIAL COPY

STATE OF ILLINOIS
STATE TAX
JUL.29.11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013517

REAL ESTATE TRANSFER TAX
00325.00
FP 103027

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
JUL 29 11
REVENUE STAMP

0000013526

REAL ESTATE TRANSFER TAX
00162.50
FP 103028

CITY OF CHICAGO
CITY TAX
JUL.29.11
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013718

REAL ESTATE TRANSFER TAX
03412.50
FP 102812

Cook County Clerk's Office

UNOFFICIAL COPY

And said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.

The unit was vacant and no tenant exercised the option to purchase.

IN WITNESS WHEREOF, the said JIG HYDE, LLC, has caused these presents to be signed by its Sole Member/Manager on its behalf, this 21st day of July, 2011.

JIG HYDE, LLC, an Illinois limited liability company

By: [Signature]
Sole Member/Manager

THIS INSTRUMENT WAS PREPARED BY:
Hauselman, Rappin & Olswang, Ltd.
39 South LaSalle Street
Chicago, Illinois 60603

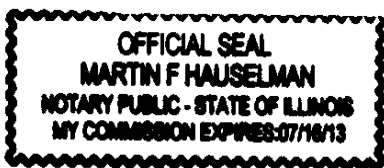
STATE OF ILLINOIS

COUNTY OF COOK)

I, MARTIN F. HAUSELMAN, a Notary Public, in and for said County, in the State aforementioned, DO HEREBY CERTIFY that L. Jay Guthmann, personally known to me to be the Sole Member/Manager of JIG HYDE, LLC, of said company, and 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 as such Sole Member/Manager, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of July, 2011.

[Signature]
Notary Public



MAIL TO:
ROBERT H. BLOCK
ATTORNEY
710 N. DEARBORN
CHICAGO, IL 60654

SEND TAX BILLS TO:
JUSTIN GARDIN
838 E. 52ND ST.
UNIT 1W
CHICAGO, IL 60615