4435/0075 20 001 Page 1 of STATUTORY (ILLINOIS) 2003-01-10 10:39:20 (LIMITED LIABILITY COMPANY TO INDIVIDUAL) Cook County Recorder 26.50 THE GRANTOR, Wellington Park Development, LLC, an Illinois Limited Liability Company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: David +Hughes, Doc#: 1128034039 Fee: \$42.00 Eugene "Gene" Moore the following described Real Estate situated in the County of Cook County Recorder of Deeds Cook in the State of Illinois, to wit: Date: 10/07/2011 10:18 AM Pg: 1 of 4 SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF. Permanent Real Estate Index Number (s): Address of Real Estate: 2945-C N. Hermitage, Chicago, Illinois (above space for recorder only) SUBJECT TO: (1) real estate taxes not ye' due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) ercroachments, utility easements, covenants, conditions, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the premises as a residence; (5) covenar s, restrictions, rights and easements set forth in the Declaration including any and all amendments and exhibits thereto; (o) cts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage. In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managers this August 23, 2002. Wellington Parl Devel prinent, L.L.C Mark S. Goldstein, a Manager Note: Refecused to Correct Livel description State of Illinois County of Cook) I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

Mark S. Goldstein and Ronald B. Shipka, Jr. as Managers of Wellington Park Development, L.L.C., 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 purpose therein set forth.

Given under my hand and official seal, this

Notary Public

2002 SEAL FFICIAL ANNE MARQUARD NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 05/13/2006

This Instrument was prepared by Brown, Udell & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

Michelle Laiss 1530 W. Fullerton Chicago, IL 60614

Mail to:

Send subsequent tax bills to:

David Hughes 2945-C N. Hermitage Chicago, IL 60657

UNOFFICIAL COPY

Legal Description

PARCEL 1:

see corrective legal attached

2945-C N. Hermitage IN WEILINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOR RECORDED NOVEMBER 1/7, 1999 AS DOCUMENT, NUMBER 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL '(AFORESAID, AS SET FORTH IN THE DECLARATION OF CONCENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMPER 11, 2000 AS DOCUMENT NUMBER 00970524.

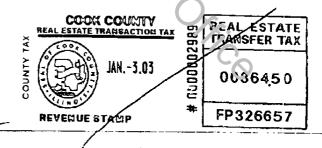
"GRANTOR ALSO MERERY GRANTS TO THE GRANTEE, ITS SUCCESSORS/AND ASSIGNS, AS RIGHTS AND EASEMENTS, APPURTEN NOFS TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE PENEFIT OF SAID PROPERTY SET FOR THE IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENT'S 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 TENANT HAD NO RIGHT OF FIRST REFUSAL

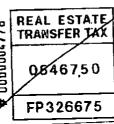
ADDRESS: 2945-C N. Hermitage

PIN: 14-30-223-069-0000

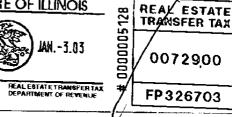




JAN.-3.03 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE







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Property of Cook County Clerk's Office

I CERTIFY THAT THAS IS A TRUE AND GRARECT COPY

OF DOOR

SEP 30 11

BECORDER OF DEEL-2 COOK COUNTY

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File No.: 162589

UNOFFICIAL COPY COYLECTIVE LIGHT

Parcel 1: The East 48.77 feet of the West 154.36 feet of Lot 9 in Wellington Park Subdivision, being a subdivision of part of the East ½ of the Northeast ¼ of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1999 as document number 09079864, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and Party Wall Rights for Wellington Park Homeowners Association recorded December 11, 2000 as document number 00970524.

