



Doc#: 1131847070 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2011 02:43 PM Pg: 1 of 5

This Instrument Prepared By:
Joseph E. von Meier, Esq.
Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, Illinois 60611-3607

Upon Recordation Return to:
Amy Muran Felton, Esq.
Law Office of Amy Muran Felton
110 South Euclid Ave.
Oak Park, Illinois 60302

PRAIRIE RIDGE
6821 W. NORTH AVE.
OAK PARK, IL 60302

60-1109-00095
183

WARRANTY DEED

THE GRANTOR, 2750 NORTH LAKEWOOD LLC, an Illinois limited liability company (the "Grantor"), of 2224 W. North Avenue, Chicago, Illinois 60647, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Grantee, KENT ZIMMERMANN AND GRACE ZIMMERMANN, husband and wife, of 1242 N. Milwaukee Ave., #3A, Chicago, Illinois, 60622, not as tenant in-common or joint tenants but as Tenants-by-the-Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT B (a/k/a Unit #4) AND P-1 AND P-2 IN THE ROW2750 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 29.02 FEET OF THE EAST 77.80 FEET OF THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT LOTS 1 TO 5, ~~BOTH~~ INCLUSIVE, AND LOT 6, EXCEPT THAT PART OF LOT 6 WHICH LIES WEST OF THE WEST LINE OF LOTS 36 THROUGH 48 EXTENDED NORTH, TOGETHER WITH THAT PART OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING LOT 48 IN BLOCK 6 IN THE SUBDIVISION OF BLOCKS 5 AND 6 AND THE WEST HALF OF BLOCK 7 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER, 1125634062 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION RECORDED JUNE 24, 2011 AS DOCUMENT NUMBER 1117503053.

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GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS 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.

Subject To: (a) general real estate taxes not due and payable at the time of closing; (b) covenants, conditions, restrictions and building lines of record; (c) applicable zoning, use and building laws and ordinances; (d) the plat of subdivision for the property on which the property is located, AND

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF

Permanent Real Estate Index Number: Part of 14-29-304-060-0000

1305-a

Common Address: 1305-B W. Diversey, Chicago, Illinois 60614

DATED this 14th day of September, 2011

City of Chicago
Dept. of Revenue
616345

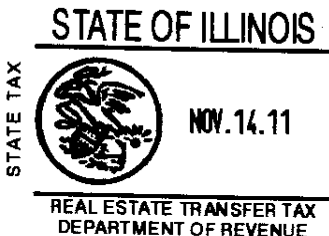
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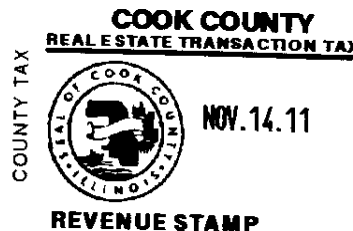
Real Estate
Transfer
Stamp

\$9,770.25

Patch 3,724,851



| | |
|--------------|--------------------------|
| # 0000000375 | REAL ESTATE TRANSFER TAX |
| | 0093050 |
| | FP 103044 |

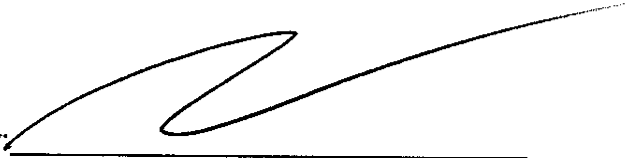


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| # 0000000375 | REAL ESTATE TRANSFER TAX |
| | 00465,25 |
| | FP 103039 |

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

2750 NORTH LAKEWOOD LLC

By: 

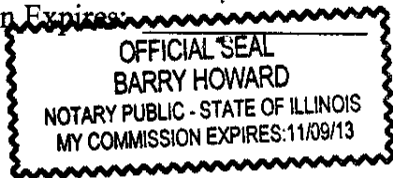
Marc Lifshin, Manager

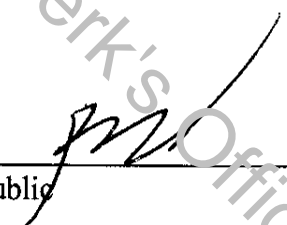
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said state and county, DO HEREBY CERTIFY that Marc Lifshin, being the Manager of 2750 North Lakewood LLC, an Illinois limited liability company, 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 purposes therein set forth.

Given under my hand and official seal this 10 day of September 2011.

My Commission Expires:





Notary Public

Send Tax Bills to:

Kent and Grace Zimmermann
1305-B W. Diversey Parkway
Chicago, Illinois 60614

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EXHIBIT A PERMITTED EXCEPTIONS

- 1) COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATIONS OF RESTRICTIVE COVENANT RECORDED 09/07/2010 AS DOCUMENT 1025029002 PERTAINING TO THE MAINTENANCE AND REPAIRS OF SEWER LINES WHICH SHALL RUN WITH THE LAND AND BE BINDING UPON ALL PARTIES HEREINAFTER HAVING ANY RIGHT, TITLE, OR INTEREST IN THE PREMISES.
- 2) EASEMENTS FOR PUBLIC UTILITIES GRANTED TO COMMONWEALTH EDISON COMPANY TO OPERATE AND MAINTAIN OVERHEAD AND UNDERGROUND EQUIPMENT, AS CONTAINED IN THE GRANT OF EASEMENT RECORDED 12/23/1966 AS DOCUMENT NO. 20029228, OVER, UPON, AND UNDER THE LAND.
- 3) RIGHTS OF MUNICIPALITY, PUBLIC OR QUASI-UTILITIES, IF ANY, IN ANY TO THAT PORTION OF THE SUBJECT LAND FALLING INTO THE VACATED ALLEY.
- 4) TERMS, PROVISIONS, CONDITIONS COVENANTS, AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANT DATED 06/02/2008 AND RECORDED 06/03/2008 AS DOCUMENT NUMBER 0815531038 BY 1301 WEST DIVERSEY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (DECLARANT) FOR COVENANTS, CONDITIONS, AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND AND BE BINDING UPON ALL PARTIES HEREINAFTER HAVING ANY RIGHT, TITLE, OR INTEREST IN THE PREMISES.
- 5) NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RECORDED 06/03/2008 AS DOCUMENT 0815531037.
- 6) PARTY WALL RIGHTS IN FAVOR OF OWNERS OF LAND ADJOINING THE EAST LOT LINE, AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, DATED AUGUST 25, 2010, JOB NO. 2010-14262-008.
- 7) EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY DBA SBC AMERITECH ILLINOIS OVER, UPON AND UNDER THE WEST 3 FEET OF THE SOUTH 77 FEET, TOGETHER WITH THE EAST 5 FEET OF THE WEST 8 FEET OF THE NORTH 18 FEET OF THE SOUTH 77 FEET OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT AS CREATED BY INSTRUMENT RECORDED AUGUST 9, 2011 AS DOCUMENT 1122122000.

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- 8) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ROW2750 TOWNHOMES HOMEOWNERS ASSOCIATION DATED JUNE 23, 2011 AND RECORDED JUNE 24, 2011 AS DOCUMENT NUMBER 1117503053 AND SAID DECLARATION AS IT MAY BE AMENDED FROM TIME TO TIME.
- 9) DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ROW2750 CONDOMINIUM DATED 9-10-2011 AND RECORDED 07-13-2011 AS DOCUMENT NUMBER 1125634062