

UNOFFICIAL COPY



First American Title Insurance Company



Doc#: 1218835060 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2012 12:59 PM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual**

ST 512 8886 DC/LN 0162

Property of Cook County Clerk's Office

THE GRANTOR, LANDMARK DEVELOPMENT GROUP, LLC, a series of Development Group LLC (A) a Limited Liability Company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said Limited Liability Company, CONVEY(S) and WARRANT(S) TO THOMAS AHERN, of 811 CHICAGO AVENUE, UNIT 802, EVANSTON, IL 60202 of the County of COOK, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2011 2nd Installment, 2012 and subsequent years, which are not yet due and payable.



Permanent Real Estate Index Number(s): 17-06-417-018-0000
Address(es) of Real Estate: 1028 NORTH HERMITAGE, UNIT ONE, CHICAGO, IL 60622

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, and attested by its this


20th day of June, 2012

LANDMARK DEVELOPMENT GROUP, LLC

By: 
CHRISTOPHER M. DELEEUEW, Managing Member

| REAL ESTATE TRANSFER | | 06/26/2012 | |
|---|-----------|------------|----------|
|  | COOK | | \$270.00 |
|  | ILLINOIS: | | \$540.00 |
| | TOTAL: | | \$810.00 |

17-06-417-018-0000 | 20120601604786 | Q0WM44

| REAL ESTATE TRANSFER | | 06/26/2012 | |
|---|----------|------------|------------|
|  | CHICAGO: | | \$4,050.00 |
| | CTA: | | \$1,620.00 |
| | TOTAL: | | \$5,670.00 |

17-06-417-018-0000 | 20120601604786 | 3XMVYS

Box 334

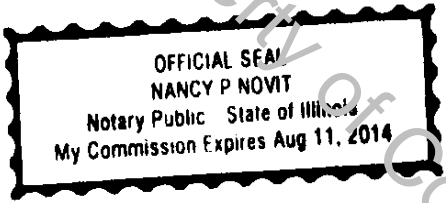
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INT Q

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STATE OF ILLINOIS, COUNTY OF LAKE SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHRISTOPHER M. DELEEUW, personally known to me to be the Managing Member of the LANDMARK DEVELOPMENT GROUP, LLC and , personally known to me to be the of said Limited Liability Company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such CHRISTOPHER M. DELEEUW and they signed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Board of Directors of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of June, 20 12.



Nancy P. Novit (Notary Public)

Prepared by:

KENT NOVIT
100 N. USDALE ST
SUITE 1700
CHICAGO, IL 60607

Mail to:

Mark M. Anderson
650 Dundee Rd., Suite 475
Northbrook, IL 60062

Name and Address of Taxpayer:

THOMAS AHERN
1028 NORTH HERMITAGE, UNIT ONE
CHICAGO, IL 60622

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EXHIBIT "A"

PARCEL 1:

UNIT 1 IN THE 1028 N. HERMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN BLOCK 2 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1215129054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, AS A LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1215129054.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF AREA, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 1215129054 AND FIRST AMENDMENT RECORDED JUNE 22, 2012 AS DOCUMENT 1217416030.

"GRANTOR ALSO HEREBY GRANTS TO THE 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." ~