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Doc#: 1226533102 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 09/21/2012 01:16 PM Pg: 1 of 4

THE GRANTOR, Utopian Properties, Inc., a corporation created and existing under and by virture of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and velvable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Donald J. Madia and Estelle C. Nella not as tenants in common, but as joint tenants, of (GRANTEE'S ADDRESS) 155 N. Aberdeen Street, Unit 205, Chicago, Illinois 60607 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2011 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2012

Permanent Real Estate Index Number(s): 17-08-429-021-1018

Address(es) of Real Estate: 155 N. Aberdeen St., P-5, Chicago, Illinois 60607

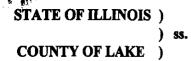
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto a fixed, and has caused its name to be signed to these presents by its president, and attested by its secretary this 10th day of September, 2012.

Utopian Properties, Inc.	REAL ESTATE TRANSFER	03/10/2012
Copian i speriors, and		SOOK \$15.00
By Chr toph: CC	(ST) ILLIN	NOIS: \$30.00
Christopher LeClair	то	STAL: \$45.00
its president	17-08-429-021-1018 20120801601212 09CD6S	
Attest Low CC Christopher LeClair	_	
its secretary	REAL ESTATE TRANSFER	09/10/2012
<u>S_Y</u>	CHICAGO	\$225.00
\mathbf{p}_{i}	CTA	\$90.00
-7	TOTAL	: \$315.00
S_N SCY INT#SHOX	334 CT	1212 S0XRUR

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Coupe Clarks Office

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I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Christropher LeClair, personally known to me to be the President of the Utopian Properties, Inc., and Christopher LeClair, personally known to me to be the Secretary of said corporation, 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 president and secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of September 2012



(Notary Public)

Prepared By: Kenneth S. Finkle

2100 Sanders Road, Suite 200

Northbrook, IL 60062

Mail To:

Peter Finocchiaro 833 W. Chicago, Suite 203 Chicago, Illinois 60642

Name & Address of Taxpayer: Donald J. Madia and Estelle Nella 155 N. Aberdeen St. Chicago, Illinois 60607

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Company Control

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STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Christropher LeClair, personally known to me to be the President of the Utopian Properties, Inc., and Christopher LeClair, personally known to me to be the Secretary of said corporation, 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 president and secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of September 2012



(Notary Public)

Prepared By

Kenneth S. Finkle 2100 Sanders Road, Suite 200 Northbrook, IL 60062

Mail To:

Peter Finocchiaro 833 W. Chicago, Suite 203 Chicago, Illimois 60642

Name & Address of Taxpayer:
Donald J. Madia and Estelle Nella
155 N. Aberdeen St.
Chicago, Illinois 60607

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: P-5 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

PARCEL 1A:

LOTS 1, 2 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8.44.042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 2 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, A ANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEIRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, 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 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASMENTS 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, EASEMENT, 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."