

UNOFFICIAL COPY



Doc#: 1232001020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/15/2012 08:55 AM Pg: 1 of 3

1412/usa 398253/unc/ Schwegel 1061/no abs

THIS INSTRUMENT
PREPARED BY:

LLOYD E. GUSSIS ESQ.
GUSSIS LAW GROUP LLC
6200 NORTH HIAWATHA
SUITE 400
CHICAGO, IL 60646

WARRANTY DEED

THE GRANTOR, 2240 DIVERSEY, L.L.C., a limited liability company created and existing under and by virtue 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 (\$10.00) Dollars, in hand paid, and pursuant to authority given, CONVEYS AND WARRANTS unto SARAH SCHMIDT DOUGLAS the real estate commonly known as 2801 North Oakley, Unit # 408, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 31st day of October, 2012.

ADDRESS: 2801 North Oakley, Unit # 408, Chicago, Illinois 60618

PTIN: 14-30-118-030-1032

2240 DIVERSEY, L.L.C.

By: *Peter Walsh*

Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

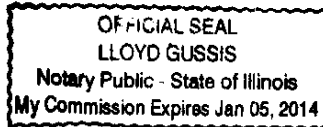
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Peter Walsh, personally known to me to be the manager of 2240 Diversey, L.L.C., whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

S Y
P 3
S N
SCY Y
INTOX Y

Box 334

UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 31st day of October, 2012.



[Signature]
Notary Public

My commission expires _____.

MAIL TO:

Eric Tanguilut
171 N. Clark Suite 405
Chicago, IL 60601

SEND TAX BILL TO:

Sarah Douglas
2801 N. Oakley, Unit 408
Chicago, IL 60612

REAL ESTATE TRANSFER	10/31/2012
CHICAGO:	\$2,317.50
CTA:	\$927.00
TOTAL:	\$3,244.50

14-30-118-030-1032 | 20121001606680 | 6GTNXB

REAL ESTATE TRANSFER	10/31/2012
COOK	\$154.50
ILLINOIS:	\$309.00
TOTAL:	\$463.50

14-30-118-030-1032 | 20121001606680 | 1AGKX5

UNOFFICIAL COPY

PARCEL 1:

Unit # 408 in The Homes of Riversedge Condominiums # 1, as delineated on a survey of the following described real estate:

The North 93 feet of the South 96 feet of Lots 12, 13, 14, 15, 16 and 17 (excepting therefrom the East 3.92 feet of said Lot 17) taken as a single tract, in Block 7 in Clybourn Avenue Addition to Lakeview in Chicago in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0620732025, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use Parking Space P-24, a Limited Common Element, as delineated on the Survey attached to the Declaration aforesaid recorded as Document No. 0620732025.

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.

The tenant of the Unit, if any, either waived or failed to exercise the right of first refusal to purchase the Unit or had no right of first refusal to purchase the Unit.