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Doc#: 1430119039 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2014 09:56 AM Pg: 1 of 4

STC 01146-27387
WARRANTY DEED
ILLINOIS STATUTORY
LLC to Individual

1/2
lw

THE GRANTOR, Greenview West, LLC, 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 and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the managers of said LLC, CONVEY(S) and WARRANT(S) to Ron D. Abrams, a married man, of the City of Highland Park, Lake County, 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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 14 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2014 and subsequent years, special taxes and assessments, if any, not yet due and payable. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This deed is also subject to all rights, easements, covenants, restriction and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s) : 14-20-309-036-1020

Commonly known as 3400 N Greenview Avenue, Space P-1, Chicago, IL 60657

STEWART TITLE
800 E. MICHIGAN ROAD
SUITE 180
NAPERVILLE, IL 60563

TO HAVE AND TO HOLD said premises forever.

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 Manager, and attested by its Manager this

25th day of APRIL, 20 13

Greenview West, LLC

By: 
Ron D. Abrams, Manager

REAL ESTATE TRANSFER TAX

14-Oct-2014



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

14-20-309-036-1020 | 20141001636131 | 0-940-960-896

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ron D. Abrams, personally known to me to be the Manager of Greenview Wests, LLC and Ron D. Abrams, personally known to me to be the Manager 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 Ron D. Abrams and Manager 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 30th day of April, 20 13.



[Signature] (Notary Public)

Prepared by:
Matthew R. Gallagher
Gallagher & Niemeyer, LLC
1800 W. Berenice, Ste. 200
Chicago, IL 60613

Mail To: Ron D. Abrams
&
Taxpayer: 1800 W Berenice #100
Chicago IL 60613

Name and Address of Taxpayer:

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

25 April 14
DATE BUYER, SELLER OR REPRESENTATIVE

REAL ESTATE TRANSFER TAX		17-Oct-2014
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

14-20-309-036-1020 | 20141001636131 | 0-879-078-528

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ALTA Commitment (rev 7/06)

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

Exhibit A - Legal Description

Unit 3400-P-1 together with its undivided percentage interest in the common elements in Roscoeview East Condominium, as delineated and defined in the Declaration recorded as document number 09119116053, in Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

LOTS 25 AND 26 IN BLOCK 6 IN LANE PARK ADDITION TO LAKEVIEW, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

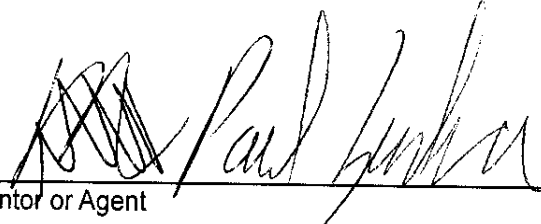
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: October 09, 2014

SIGNATURE 
Grantor or Agent

Subscribed and sworn to before
me by the said _____
this 9th day of October, 2014.



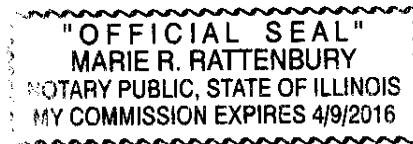

Notary Public Marie Rattenbury-Chicago Loop

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: October 09, 2014

SIGNATURE 
Grantee or Agent

Subscribed and sworn to before
me by the said _____
this 9th day of October, 2014.




Notary Public Marie Rattenbury-Chicago Loop

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.