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UNOFFICIAL COPY

0011110554

9100 0120 19 001 Page 1 of 2  
2001-11-27 12:33:10  
Cook County Recorder 23.50

WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY TO INDIVIDUAL)

THE GRANTOR, MID-TOWN POINT, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, State of Illinois to an undivided 90% interest and Michael D. Ansani, married to Lynne M. Ansani, to an undivided 10% interest, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: VAL Development, Ltd.



0011110554

Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
14-31-203-007-0000; 14-31-203-008-0000; 14-31-009-0000;  
14-31-203-010-0000

Address of Real Estate: 2356 North Elston, Unit C-1/PU-1/PU-2/  
PU-3/PU-4/PU-5/PU-6, Chicago, Illinois

(above space for recorder only)

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (a) covenants, conditions and restriction of record, including the Declaration of Condominium; (b) public utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) mortgage or trust deed, if any; and (e) general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2001.

In Witness Whereof, said Grantors have caused their names to be signed to these presents by its Managing Members this 27<sup>th</sup> day of September, 2001.

MID-TOWN POINT, L.L.C., an Illinois Limited Liability Company

BY: Robert Mosky, Managing Member

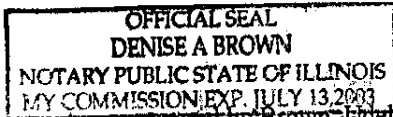
BY: Wojciech Kocemba, Managing Member

Michael D. Ansani

State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert Mosky and Wojciech Kocemba, the Managing Members of Mid-Town Point, L.L.C., and Michael D. Ansani, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 27th day of September, 2001



Denise A. Brown  
Notary Public

This Instrument was prepared by Brown, Eidel & Pomerantz, 2950 N. Lincoln Ave, Chicago, IL.

Mail to: JAMES STURINO  
555 NAPERVILLE/WHEATON RD  
NAPERVILLE, IL 60563

Send subsequent tax bills to:  
VAL DEVELOPMENT, LTD.  
223 W. 79<sup>th</sup> ST  
BURR RIDGE, IL 60527

Legal Description

PARCEL 1:

UNIT C-1 AND PARKING UNITS PU-1, PU-2, PU-3, PU-4, PU-5, AND PU-6 IN THE MIDTOWN VIEW CONDOMINIUM AS DELINIATED ON A SURVEY OF THE FOLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10, 11 AND 12 IN BLOCK 7 IN FULLERTON'S ADDTION TO CHICAGO IN SECTIONS 30 AND 31, 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 00218899, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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 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 HAD NO RIGHT OF FIRST REFUSAL

COMMONLY KNOWN AS 2356 N. ELSTON AVE, CHICAGO

PINS: 14-31-203-007-0000; 14-31-203-008-0000; 14-31-203-009-0000; 14-31-203-010-0000

Real Estate Transfer Stamp \$2,512.50  
City of Chicago Dept. of Revenue 266147  
11/27/2001 10:50 Batch 03511 6

STATE OF ILLINOIS  
STATE TAX  
NOV. 27. 01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000034403  
00335.00  
FP326669

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
NOV. 27. 01  
REVENUE STAMP  
# 0000067957  
REAL ESTATE TRANSFER TAX  
00167.50  
FP326670