

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Limited Liability Company to Individual)

0020861824

9873/0098 32 001 Page 1 of 2
2002-08-07 08:42:53
Cook County Recorder 43.00



0020861824

THE GRANTOR, 1619 Howard, L.L.C., an Illinois 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, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to

ILIA GULKAROV and LIDIA GULKAROV
6814 N. Lakewood Chicago, IL 60626
his wife

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

*not as tenants in common but as tenants by the entirety.

Permanent Index Number: 10-25-224 024
Address: 1619 W. Howard, Units B-2 and P-9, Evanston, IL 60202

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized agent, this 31 day of JULY, 2002.

1619 Howard L.L.C.

By *[Signature]*

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL K. LADNY personally known to me to be the duly authorized agent of 1619 Howard, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that as such duly authorized agent signed, and delivered the said instrument as duly authorized agent of said limited liability company, pursuant to authority, given by the Members of said limited liability company as his 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 31 day of JULY, 2002

Commission expires JULY 10 2003
[Signature]
Notary Public

This instrument was prepared by Ronald L. Farkas, 77 West Washington, Suite 707, Chicago, Illinois 60602

STATE OF ILLINOIS

STATE TAX

AUG.-2.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000033860

REAL ESTATE TRANSFER TAX
00117.00
FP 102808

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

AUG.-2.02

REVENUE STAMP

0000033968

REAL ESTATE TRANSFER TAX
00058.50
FP 102802

OTI Peror RI 8371069 CPA

[Handwritten initials]

[Handwritten initials]

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LEGAL DESCRIPTION RIDER

PARCEL 1:

Units B-2 and P-9 in the Westbury Condominium as delineated on a survey of the following described real estate: Lots 27, 28, 29 and 30 in Engels Addition to Evanston, being a subdivision of the West 6.358 acres of the South 16.358 acres of the South East 1/4 of the Northeast 1/4 and the East 7.38 chains of the South 8.35 chains of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 41 North, Range 13, East of the Third Principal meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0020401364 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

The exclusive right of the use of L-10, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 0020401364.

Permanent Index Number: 10-25-224-024

Address: 1619 W. Howard, Units B-2 and P-9, Evanston, IL 60202

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 as though the provisions of said Declaration were recited and stipulated at length herein.

The was no tenant of 1619 W. Howard, Unit B-2 to exercise the right of first refusal.

SUBJECT TO: General taxes for 2001 and subsequent years.

CITY OF EVANSTON 011637

Real Estate Transfer Tax

City Clerk's Office

PAID JUL 30 2002

AMOUNT \$

585⁰⁰

Agent

CMD