

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/25/2003 08:10 AM Pg: 1 of 3

*2047820 MCGRAW*

THE GRANTOR, **ADAMS AND RACINE, L.L.C.**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to JAVIER FAJARDO AND INES M. GONZALEZ, husband and wife **not as tenants in common, not in joint tenancy but as tenants by the entirety**

of 1201 W. Adams, Unit 907, Chicago, Illinois 60607, the following 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*

Address of Real Estate: **UNIT(S) 907 - P-Y  
1201 WEST ADAMS STREET  
CHICAGO, ILLINOIS 60607**

Permanent Real Estate Index Numbers: **17-17-113-053**

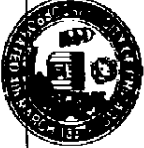
IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this      day of May, 2003.

**ADAMS AND RACINE, L.L.C.**,  
an Illinois Limited Liability Company  
BY: **SENCO PROPERTIES, INC.**, Manager

BY: *[Signature]*  
William Senne, President

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City of Chicago  
Dept. of Revenue  
313932  
Real Estate  
Transfer Stamp  
\$2,490.00  
07/24/2003 13:15 Batch 02223 11



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
JUL. 24. 03  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00166.00
FP326670

# 0000108172

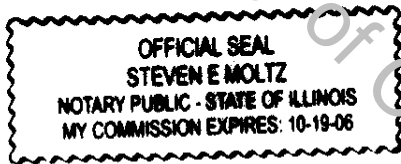
**M.G.R. TITLE**

**UNOFFICIAL COPY**

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 WILLIAM SENNE, President of SENCO PROPERTIES, INC., personally known to me to be the Manager of ADAMS AND RACINE, L.L.C., 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 Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16<sup>th</sup> day of May, 2003



*[Signature]*  
NOTARY PUBLIC

*Prepared By:*


Steven E. Moltz  
JOSEPH D. PALMISANO, P.C.  
79 West Monroe, Suite 826  
Chicago, Illinois 60603

*Mail To:*

Greg Flitcraft  
707 Skokie Boulevard  
Suite 420  
Northbrook, IL 60062-2839

*Name and Address of Taxpayer:*

Javier Fajardo and Ines Gonzalez  
1201 W. Adams, Unit 907  
Chicago, Illinois 60607

STATE TAX	STATE OF ILLINOIS	# 0000054243	REAL ESTATE TRANSFER TAX
	 JUL. 24. 03		0033200
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

UNIT(S) 907 & P-8 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 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 0020240583 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 1201 W. ADAMS ST., UNIT(S) 907 & P-8, CHICAGO, IL 60607  
P.I.N: 17-17-111-052-0000

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (2) THE DECLARATION OF CONDOMINIUM RECORDED March 1, 2002, AS DOCUMENT NUMBER 0020240583

INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (3) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (4) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (5) UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED; (6) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD.

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, 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.