

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/25/2003 10:55 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

CR 5501421 LPA @ Au

Per

H
CT

THE GRANTOR, T&B Ventures, 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 & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability Company, **CONVEY(S)** and **WARRANT(S)** to Luvianca Fonseca, an unmarried person

(GRANTEE'S ADDRESS) 2251 W. Thomas Street, 2nd Floor, Chicago, Illinois 60622

of the County of Cook, the following described 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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time and any Reciprocal Easement Agreement; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

Permanent Real Estate Index Number(s): 14-29-407-054-0000, 14-29-407-055-0000, 14-29-407-056-0000, 14-29-407-057-0000, 14-29-407-058-0000 and 14-29-407-059-0000

Address(es) of Real Estate: 2700 N. Halsted Street, Unit 309, Chicago, Illinois 60614

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 Partner this 7th day of July, 2003.

T&B Ventures, LLC

By Stanley Boduch
Stanley Boduch
Partner

3/8

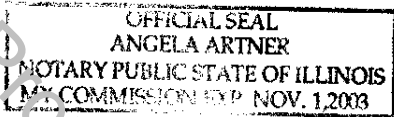
BOX 333-CTI

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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 Stanley Boduch, personally known to me to be the Partner of the T&B Ventures, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Partner he signed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Board of Managers 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 7th day of July 2003




Angela Artner (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Luvianca J. Fonseca
2251 W. Thomas Street, 2nd Floor
Chicago, Illinois 60622

Name & Address of Taxpayer:
Heidi Weitman Coleman
7301 N. Lincoln Avenue
Lincolnwood, Illinois 60712

STATE OF ILLINOIS


STATE TAX  JUL 23 03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000053114

REAL ESTATE TRANSFER TAX
00383.00
FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX


COUNTY TAX  JUL 23 03

REVENUE STAMP

0000053243

REAL ESTATE TRANSFER TAX
00191.50
FP 102802

CITY OF CHICAGO

CITY TAX  JUL 23 03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000003014

REAL ESTATE TRANSFER TAX
02872.50
FP 102805

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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 309 IN THE 2700 CLUB CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 7, BOTH INCLUSIVE, IN H. O. MC DAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF OUTLOT 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020723157, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-23 AND S-34, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020723157.

Property of Cook County Clerk's Office