

UNOFFICIAL COPY



WARRANTY DEED
STATUTORY (ILLINOIS)
(LIMITED LIABILITY COMPANY
TO INDIVIDUAL) RTC 22256
1 of 3

Doc#: 0327545067
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/02/2003 08:32 AM Pg: 1 of 3

THE GRANTOR, WESTERN/BELMONT,
LLC, 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 the sum of TEN (10.00) and
00/100 DOLLARS and other good and
valuable consideration, in hand paid and pursuant to the authority of the Managing Member of said
Limited Liability Company, CONVEYS AND WARRANTS TO:

(above space for recorder only)

Kerh Mierzwa and Erin Mierzwa
1470 W. Cuyler, #G
Chicago, Illinois 60613

husband and wife, as Tenants by the Entirety, and not as Tenants in Common or as Joint Tenants 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 AS EXHIBIT A.

PIN: Part of 13-25-201-032

Common Address: 2633 W. Belmont, Unit 4 and PU-4, Chicago, Illinois 60618

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for
improvements not yet completed and other assessments or installments thereof not due and payable
at the time of closing; (3) applicable zoning and building laws or ordinances; (4) utility easements,
encroachments, covenants, conditions, restrictions, easements, and agreements of record which does
not materially or adversely affect the use of the Premises as a condominium residence; (5) provision
of the Condominium Property Act of Illinois; (6) the Declaration of Condominium.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its

Managing Member this 26 day of August, 2003.

Western/Belmont, LLC, an Illinois
Limited Liability Company,
BY: JMM Developments, LLC, an
Illinois Limited Liability Company, Its
Managing Member

BY: Marla Mason
Marla Mason, Its Managing Member

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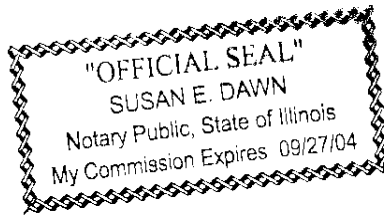
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Managing Member of JMM Developments, LLC, the Managing Member of Western/Belmont, LLC, 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 Managing Member that she signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as her free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 26 day of August, 2003.

My commission expires:

Susan Dawn
Notary Public



This Instrument was prepared by Panter, Dawn & Associates, 70 W. Madison, Suite 610, Chicago, IL 60602.

After recording
Mail to:

Kristan Richards
2224 W. Irving Park Rd.
Chicago, Illinois 60618

Send subsequent tax bills to:

Keith and Erin Mierzwa
2633 W. Belmont, #4
Chicago, Illinois 60618

City of Chicago
Dept. of Revenue
319732
10/01/2003 09:19
Batch 14302 6
Real Estate
Transfer Stamp
\$2,175.00



STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	OCT.-1.03	# 000001482
		00290.00
		FP 103020
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

c:\msword\deeds\deed.western
2883

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	OCT.-1.03	# 000001472
		00145.00
		FP 103019
	REVENUE STAMP	

UNOFFICIAL COPY*Exhibit A***Legal Description:**

UNIT 4 AND P-4 DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN THE SUBDIVISION OF PART OF LOT 1 IN RICHON AND BAURMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1891 AS DOCUMENT 1507107, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY WESTERN/BELMONT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0315419079, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index No.:

13-25-201-032