

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

MTZ 205.0019
10730

16



Doc#: 0327908008
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/06/2003 10:56 AM Pg: 1 of 3

THE GRANTOR, 4603 North Racine L.L.C., 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 Michael V. Badrov and Mary Elizabeth L. Badrov, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety,

(GRANTEE'S ADDRESS) 3708 North Damen #1, Chicago, Illinois 60618

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

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SUBJECT TO: covenants, conditions and restrictions of record, and general real estate taxes for 2003 and subsequent years.

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 14-17-207-016-0000
Address(es) of Real Estate: 4603 N. Damen #302, Chicago, Illinois 60640

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, and attested by its Manager this 29th day of September, 2003.

4603 North Racine L.L.C.
By
Thomas E. Drake
Manager

Attest
Thomas E. Drake
Manager

City of Chicago
Dept. of Revenue
320009
10/02/2003 15:04 Batch 06213 70



Real Estate
Transfer Stamp
\$2,737.50

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT - 2 03
REVENUE STAMP

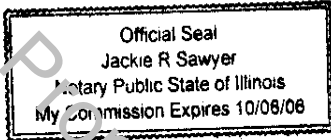
0000113453
REAL ESTATE
TRANSFER TAX
0018250
FP326670

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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 Thomas E. Drake, personally known to me to be the Manager of the 4603 North Racine L.L.C., and Thomas E. Drake, personally known to me to be the Manager of said limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Thomas E. Drake and Manager they signed and delivered the said instrument pursuant to authority given by the Board of Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29 day of September 2003

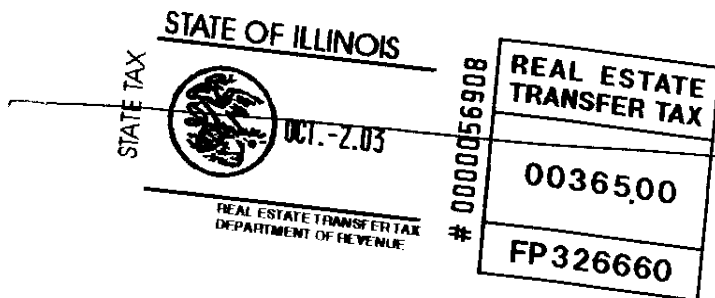


Jackie R Sawyer (Notary Public)

Prepared By: Frank W. Jaffe
Jaffe & Berlin, LLC
111 W. Washington #1401
Chicago, Illinois 60602

Mail To:
Kimberly A. Padjen
Attorney at Law
208 S. LaSalle #1200
Chicago, Illinois 60604

Name & Address of Taxpayer:
Michael V. Badrov and Mary Elizabeth L. Badrov
4603 N. Damen #302
Chicago, Illinois 60640



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 302 AND PU-6 IN THE 4603 N. RACINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 249 AND 250 (EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +27.98 CITY OF CHICAGO DATUM AND LYING ABOVE A HORIZONTAL PLANE OF +16.13 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 249, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 249, A DISTANCE OF 32.60 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOTS 249 AND 250, A DISTANCE 34.47 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 249, A DISTANCE OF 6.25 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOTS 249 AND 250, A DISTANCE OF 8.88 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 249, A DISTANCE OF 6.25 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOTS 249 AND 250, A DISTANCE OF 20.40 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 249, A DISTANCE OF 4.65 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOTS 249 AND 250, A DISTANCE OF 6.39 FEET TO A POINT ON THE EAST LINE OF SAID LOT 250, SAID POINT BEING 27.95 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 250; THENCE SOUTH ALONG THE EAST LINE OF LOT 250, A DISTANCE OF 27.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 250; THENCE WEST ALONG THE SOUTH LINE OF LOTS 249 AND 250, A DISTANCE OF 80.10 FEET TO THE POINT OF BEGINNING) IN WILLIAM DEERING'S SURRENDER SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, 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 0326732042, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Office of Cook County Clerk's Office