

UNOFFICIAL COPY

10/2

2050886 ^{Warranty Deed} MTC Tmn

THE GRANTOR, ART-MAN INVESTMENTS LLC, an Illinois limited liability company, of the County of Cook, State of Illinois, for and in consideration of Ten and 00/100, DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

THE GRANTEE, MAYRA E. SALAZAR, of 1305 W. Addison, Chicago, Illinois,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, as legally described on page 2 hereof, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.* TO HAVE AND TO HOLD said premises FOREVER. SUBJECT ONLY TO: covenants, conditions and restrictions of record, public and utility easements, special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general taxes not yet due and payable as of the time of closing, and acts done or suffered by or through the Purchaser.

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 set forth in said Declaration 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 the same as though the provisions of said Declaration were recited and stipulated at length herein.

The tenant, if any, of Unit No. 2452-2A, either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

Permanent Index Number (PIN):
Address(es) of Real Estate:

Part of 13-24-208-032-0000
2452 W. Addison, Unit 2A, Chicago, Illinois

M.G.R. TITLE

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

10/10/2003 14:42 Batch 07256 67
320868
City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
\$1,830.00



DATED this 6th day of October, 2003

ART-MAN INVESTMENTS LLC, an Illinois limited liability company

By: [Signature]
Name: Art Collazo
Its: Member

By: [Signature]
Name: Jon Goldman
Its: Member

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 10. 03
REVENUE STAMP

0000114179
REAL ESTATE TRANSFER TAX
0012200
FP326670

STATE TAX
STATE OF ILLINOIS
OCT. 10. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000057634
REAL ESTATE TRANSFER TAX
0024400
FP326660

This space reserved for Recorder.

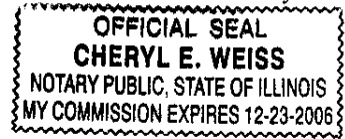


Doc#: 0328819077
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/15/2003 10:50 AM Pg: 1 of 3

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UNOFFICIAL COPY

State of IL, County of COOK ss. I, the undersigned, a Notary Public, in and for the County of and State aforesaid, DO HEREBY CERTIFY that Art Collazo, personally known to me to be a member of ART-MAN INVESTMENTS LLC, 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 severally acknowledged that as such member, 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.



IMPRESS SEAL HERE

Given under my hand and official seal this 6 day of October, 2003.

My commission expires 12/23/2006.

Cheryl E. Weiss
NOTARY PUBLIC

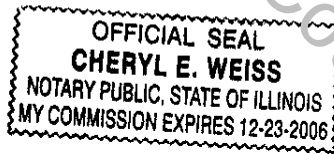
State of IL, County of COOK ss. I, the undersigned, a Notary Public, in and for the County of and State aforesaid, DO HEREBY CERTIFY that Jon Goldman, personally known to me to be a member of ART-MAN INVESTMENTS LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such member, 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.

IMPRESS SEAL HERE

Given under my hand and official seal this 6 day of October, 2003.

My commission expires 12/23/2006.

Cheryl E. Weiss
NOTARY PUBLIC



This instrument was prepared by Stephanie J. Kim, Katz Randall Weinberg & Richmond, 333 W. Wacker Drive, Suite 1800, Chicago, Illinois 60606

(NAME AND ADDRESS)

*If Grantor is also Grantee you may want to strike Release and Waiver of Homestead Rights.

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Legal Description

PARCEL 1:

UNIT 2452-2A IN ADDISON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 43, 44 AND 45 IN WILLIAM ZELOSKY'S SUBDIVISION OF THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTH 1/2 OF BLOCK 20 IN EAST KINZIE'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 25, 2002, AS DOCUMENT NUMBER 0020477110, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE NUMBER P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020477110.

Property of Cook County Clerk's Office

MAIL TO:

Burton T. Witt
1 N. LaSalle, Suite 3900
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Mayra Salazar
2452 W. Addison, Unit 2A
Chicago, Illinois 60618

OR RECORDER'S OFFICE BOX NO. _____