

WARRANTY DEED

UNOFFICIAL COPY

GRANTOR:

STC # 362465
HANGYE LLC, 1 of 2
a limited liability company duly organized,
existing and conducting business under the laws
of the State of Illinois,



Doc#: 0407026007
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/10/2004 09:10 AM Pg: 1 of 2

WITH ITS OFFICES AT:
7012 W. Diversey, Chicago, IL 60707

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and
WARRANTS to: **PAWEL BEDUS**

the following described Real Estate situated in Cook County, in the State of Illinois, to wit:
SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N.: 13-23-322-018-0000
PROPERTY ADDRESS: 3301 N Ridgeway, Unit 2S, Chicago, IL 60618

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing. (2) Covenants, conditions and restrictions of record. (3) Governmental taxes or assessments for improvements not yet completed. (4) Illinois Condominium Property Act. (5) The Declaration of Condominium Ownership and Bylaws, Easements, Restrictions and Covenants for 3301 North Ridgeway Condominium recorded with the Cook County Reorder of Deed on 01/22/04 as document number 0402227142.

This property is not a subject to the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever.

DATED this January 25th, 2004.

Hangye LLC
By Leonard M. Kruzal, Member of JaEh Group LLC

Hangye LLC
By Gregory Kras, Member of YaEh Group LLC

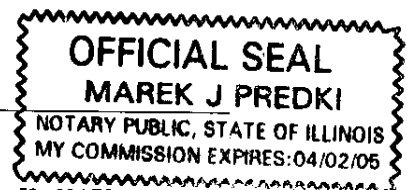
STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

Hangye LLC
By John F. Prus, Member of JaEh Group LLC

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY Leonard M. Kruzal, Gregory Kras and John F. Prus, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act solely in their capacity as members of YaEh Group LLC, which Illinois limited liability company is a single member of Hangye LLC, an Illinois limited liability company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 25th day of January 2004.

Notary Public



Prepared by: Loza & Associates P.C., 1701 East Woodfield Road, Suite 541, Schaumburg, IL 60173.

Return to:
Pawel Bedus
3301 N. Ridgeway, Unit 2S
Chicago, IL 60618

Send Subsequent Tax Bill To:
Pawel Bedus
3301 N. Ridgeway, Unit 2S
Chicago, IL 60618

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 2S together with the right to an exclusive use of limited common elements Deck L.C.E. Unit -2S and S-1 and together with its undivided percentage interest in the common elements in 3301 North Ridgeway Condominium, as delineated and defined in the Declaration recorded as document number 0402227142, in the Southwest 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-23-322-018 (Volume number 352) (underlying pin)


Commonly known as: 3301 North Ridgeway Avenue
Condo 2S

Chicago IL 60618

PIN/Tax Code: 13-23-322-018-0000

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. -1.04


REVENUE STAMP

0000016899

REAL ESTATE TRANSFER TAX
0009075
FP 102810

STATE TAX

STATE OF ILLINOIS




MAR. -1.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016896

REAL ESTATE TRANSFER TAX
0018150
FP 102804

ITY OF CHICAGO



MAR. -1.04

EAL ESTATE TRANSACTION TAX
EPARTMENT OF REVENUE

0000008765

REAL ESTATE TRANSFER TAX
0136125
FP 102807