



Doc#: 0409904053
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/08/2004 09:41 AM Pg: 1 of 2

WARRANTY DEED

Statutory (ILLINOIS) (General)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor seller of this form makes any warranty with respect thereto including any warranty of merchantability or fitness for a particular purpose.

(The Above Space for Recorder's Use Only)

THE GRANTOR, 2425 BERENICE, LLC., an Illinois Limited Liability Company, organized to transact business in the State of Illinois, for and in consideration of **TEN and NO/100 (\$10.00) DOLLARS**, in hand paid, **CONVEYS AND WARRANTS** to: **THEODORE ROOMBOS**, a married man, of 507 Root Street, Park Ridge, IL 60068, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 IN BLOCK 2 IN RIVER PARK SUBDIVISION OF BLOCK 10 IN 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.

SUBJECT ONLY TO: 2003 2nd Installment General Real Estate Taxes; and subsequent years and covenants, conditions and restrictions of record; as well as public and utility easements.

Permanent Index Numbers (PIN): 13-24-205-022-0000
Addresses(s) of Real Estate: 2425 W. Berenice, Chicago, IL 60618

DATED: March 19, 2004

2425 BERENICE, LLC, an Illinois Limited Liability Company

By: Jan Sachs
Jan Sachs, Manager

State of Illinois, County of Cook ss. The undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Jan Sachs, personally known to me to be the Manager of 2425 BERENICE, LLC, an Illinois Limited Liability Company, and 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 as such Manager, she signed, sealed and delivered the said instrument as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 19th day of March, 2004.

NOTARY PUBLIC

This Instrument was prepared by: David B. Pogrund, Esq., **STONE, POGRUND & KOREY**, 221 N. LaSalle St., #3200, Chicago, IL 60601

Mail To: Sanford Kahn, Esq.
8700 N. Waukegan Road
Suite 140
Morton Grove, IL 60053

SEND SUBSEQUENT TAX BILLS TO:
Theodore Rombos
507 Root
Park Ridge, IL 60068


ENCOR TITLE INSURANCE

BOX 15

#4030012 ①


2M

UNOFFICIAL COPY

CITY OF CHICAGO
 CITY TAX

 APR. -6.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000011724

REAL ESTATE TRANSFER TAX
02737.50
FP 102803

STATE OF ILLINOIS
 STATE TAX

 APR. -6.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000017454

REAL ESTATE TRANSFER TAX
00365.00
FP 102809

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 APR. -6.04
 REVENUE STAMP

0000017324

REAL ESTATE TRANSFER TAX
001825.0
FP 326707

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