

UNOFFICIAL COPY



WARRANTY DEED

GRANTOR:

365795 1 of 2

Doc#: 0410433065

Eugene "Gene" Moore Fee: \$46.00

Cook County Recorder of Deeds

Date: 04/13/2004 08:55 AM Pg: 1 of 2

HANGYE LLC,

a limited liability company duly organized,
existing and conducting business under the laws
of the State of Illinois,

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: **ADAM DZWIGON**

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.: 13-23-322-018-000

PROPERTY ADDRESS: 3301 N. Ridgeway, Unit 3N, 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 Recorder 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 March 16th 2004.

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

Hangye LLC

By Marek Predki pursuant to Company Resolution

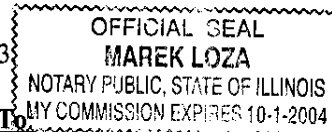
STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State
aforesaid, DO HEREBY CERTIFY Marek Predki, personally known to me to be the same persons whose names are subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act solely in his capacity as the agent 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 16th day of March 2004



Notary Public

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



Return to:

Adam Dzwigon
3301 N. Ridgeway, Unit 3N
Chicago, IL 60618

Send Subsequent Tax Bill To:

Adam Dzwigon
3301 N. Ridgeway, Unit 3N
Chicago, IL 60618

File Number: TM136136

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Parcel 1: Unit 3N together with its undivided percentage interest in the common elements in 3301 North Ridgeway Condominiums, as delineated and defined in the Declaration recorded as document number 0402227142, in the Southwest Quarter of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Right to an exclusive use of limited common elements Deck L.C.E. Unit-3N and roof space R-2, as delineated and defined in the Declaration recorded as document number 040222714.,

13-23-322-018 (Volume number 352) (underlying pin)

Commonly known as: 3301 North Ridgeway Avenue
Condo 3N

Chicago IL 60618

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

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 30.04

REVENUE STAMP

0000017310

REAL ESTATE TRANSFER TAX
0008495
FP 102810

CITY OF CHICAGO
CITY TAX

MAR. 30.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008985

REAL ESTATE TRANSFER TAX
0127200
FP 102807

STATE OF ILLINOIS
STATE TAX

MAR. 30.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017311

REAL ESTATE TRANSFER TAX
0016990
FP 102804