

UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS) (Partnership to Individual)



Doc#: 0412401185
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/03/2004 11:52 AM Pg: 1 of 2

The Grantor, 4344-60 NORTH BROADWAY PARTNERSHIP, an Illinois general partnership, 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 the consideration of Ten dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to: **LEVON VARTANIAN**, whose address is: 1446 W. Balmoral #1E, Chicago IL 60640,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: **See attached legal description**, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Numbers: 14-17-403-022-0000, 14-17-403-023-0000, 14-17-403-024-0000 and 14-17-403-025-0000

Address of Real Estate: 4350 N. BROADWAY ST., UNIT 409 and P-90 CHICAGO, ILLINOIS 60613

Dated this 31st day of March, 2004.

4344-60 NORTH BROADWAY PARTNERSHIP

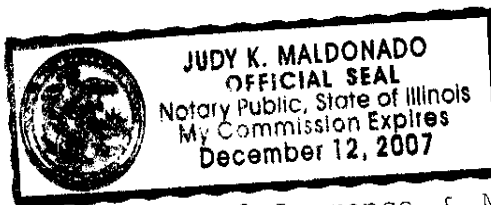
by: William Lockhart
WILLIAM LOCKHART,
President of NE Development, Inc.,
its general partner

by: Mark E. Zahorik
MARK E. ZAHORIK,
Member of MEZ Development, LLC,
its general partner

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM LOCKHART**, President of NE DEVELOPMENT, INC., general partner of 4344-60 NORTH BROADWAY PARTNERSHIP, and **MARK ZAHORIK**, Member of MEZ DEVELOPMENT, LLC, general partner of 4344-60 NORTH BROADWAY PARTNERSHIP, 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, and as such President and Member, respectively, as the free and voluntary act of said corporation and said limited liability company, respectively, as general partners of the partnership, 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 31st day of MARCH, 2004
Commission Expires _____ 20__

Judy K. Maldonado
NOTARY PUBLIC



2KG

This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:

JEFFREY SANCHEZ
55 W MONROE #13910
CHICAGO IL 60603

FIRST AMERICAN
File # 22692
10/2

SEND SUBSEQUENT TAX BILLS TO:

LEVON VARTANIAN
4350 N BROADWAY #409
CHICAGO IL 60613

UNOFFICIAL COPY

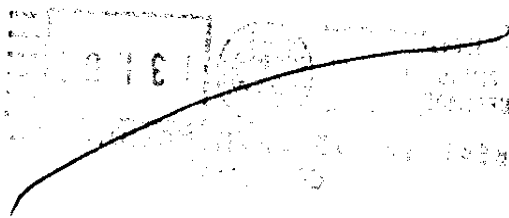
LEGAL DESCRIPTION:

UNITS 409 and P-90 IN BUENA POINTE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 4 IN BLOCK 2 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2004, AS DOCUMENT NO. 0405732139, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING: (I) NON-DELINQUENT REAL ESTATE TAXES; (II) APPLICABLE ZONING, PLANNED DEVELOPMENT AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; (III) ENCROACHMENTS ONTO THE PROPERTY, IF ANY; (IV) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; (V) COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD; (VI) EASEMENTS RECORDED AT ANY TIME PRIOR TO CLOSING, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OR AMENDMENTS THERETO AND ANY EASEMENTS PROVIDED FOR IN ANY PLAT OF SUBDIVISION OF THE PROJECT WHICH MAY HEREAFTER BE RECORDED; (VII) TERMS, CONDITIONS, AND RESTRICTIONS OF THE DECLARATION; (VIII) AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON FEBRUARY 26, 2004 AS DOCUMENT NO. 0405732138; (IX) ROADS OR HIGHWAYS, IF ANY; (X) PURCHASER'S MORTGAGE, IF ANY; AND (XI) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

THERE WAS NO TENANT IN THE UNIT.



CITY OF CHICAGO

CITY TAX

APR. 22. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006147

REAL ESTATE TRANSFER TAX
0196500
FP 102812

Clerk's Office