

UNOFFICIAL COPY

WARRANTY DEED

(LLC to Individual) *1 of full*  
(Illinois)  
*2055306 mtz tmr*

THIS AGREEMENT, made this 14 day of May, 2004 between 720-726 Randolph Associates, LLC, a limited liability company 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, party of the first part, and Jesse Melgar and Rose M. Melgar, 350 N. Oakdale, Unit 1211, Chicago, Illinois 60657, not as tenants in common but as joint tenants with rights of survivorship, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

0416041269  
Doc#: 0416041269  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 08/08/2004 02:47 PM Pg: 1 of 2

MGR. TITLE

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does REMISE, RELEASE, ALIEN, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT NUMBER 904 AND P- 20, IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 55 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0317131090, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"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 FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANIOR 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 OF THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

- P.I.N.: 17-09-319-006-0000
- 17-09-319-007-0000
- 17-09-319-008-0000
- 17-09-319-018-0000

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND; subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2003 and subsequent years.

Permanent Real Estate Number(s): 17-09-319-006-0000  
17-09-319-007-0000  
17-09-319-008-0000  
17-09-319-018-0000

Address(es) of Real Estate: 720 W. Randolph, Unit 904, Chicago, Illinois 60661

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

720-726 Randolph Associates, LLC

BY: [Signature]  
Manager

ATTEST: \_\_\_\_\_

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:  
Michelle Laiss  
1530 W. Fullerton  
Chicago, Illinois 60614

SEND SUBSEQUENT BILLS TO:  
Jesse Melgar and Rose Melgar  
720 W. Randolph, Unit 904  
Chicago, Illinois 60661

City of Chicago  
Dept. of Revenue  
341571



Real Estate  
Transfer Stamp  
\$2,122.50

05/08/2004 11:28 Batch 02215 7

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

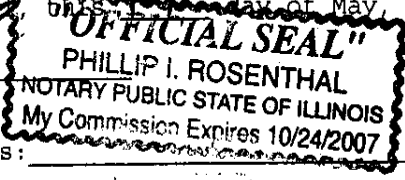
STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael V. [Signature] is personally known to me to be the Manager of 720-726 Randolph Associates, 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 severally acknowledged that as such \_\_\_\_\_ Manager, he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of Directors of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of May, 2004.

Notary Public

Commission Expires: \_\_\_\_\_



STATE TAX

STATE OF ILLINOIS



JUN.-8.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000065161

REAL ESTATE  
TRANSFER TAX

0028300

FP326669

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN.-8.04

REVENUE STAMP

# 0000131360

REAL ESTATE  
TRANSFER TAX

0014150

FP326670