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Doc#: 0420102165
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 07/19/2004 01:20 PM Pg: 1 of 4

**WARRANTY DEED
STATUTORY, ILLINOIS
(Limited Liability Company to Individual)**

THE GRANTOR,
5533 W. HIGGINS, L.L.C., an Illinois
Limited Liability Company,
For and in consideration of
TEN DOLLARS (\$10.00),
In hand paid, and pursuant
To authority given by the
Members of said Company,
CONVEYS and WARRANTS to

8224283 J 85

MICHELE CURRAN AND PAMELA CURRAN, not as Tenants by the Entirety, not as Tenants in Common, but as JOINT TENANTS:

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION IS ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants by the Entirety, not as Tenants in Common, but as JOINT TENANTS:

PERMANENT REAL ESTATE INDEX NUMBER: 13-09-328-042-0000

ADDRESS OF REAL ESTATE: 5533 W. HIGGINS
UNIT 305
CHICAGO, IL 60630

Handwritten signature/initials

There was no tenant of the above unit to waive any right of first refusal
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, aforesaid, 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.

MAIL TO:
MICHELE CURRAN Barry Ward
PAMELA CURRAN 951 N. Plyn Grae Rd.
BLANCA BERNAL Suite H.
5533 W. HIGGINS, UNIT 305 Schumbers, IL 60713
CHICAGO, IL 60630

SEND TAX BILLS TO:
MICHELE CURRAN
PAMELA CURRAN
~~BLANCA BERNAL~~
5533 W. HIGGINS, UNIT 305
CHICAGO, IL 60630

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202
NILES, IL 60714

BOX 333-CT


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Property of Cook County Clerk's Office


STATE OF ILLINOIS
 STATE TAX

 JUL.-6.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 0024800
 # 000007272323
 FP 102808

COOK COUNTY
 COUNTY TAX

 JUL.-6.04
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
 0012400
 # 00000729220
 FP 102802

CITY TAX
 CITY OF CHICAGO

 JUL.-6.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 0186000
 # 0000012811
 FP 102805

Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1**

UNIT 305 IN THE HIGGINS PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 (EXCEPT THE WESTERLY 7 FEET 10 INCHES AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF) IN BLOCK 47 IN THE VILLAGE OF JEFFERSON, IN SECTIONS 8 AND 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **0412631054**, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-5 AND STORAGE SPACE S-14 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER **0412631054**, AS MAY BE AMENDED FROM TIME TO TIME.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ~~ENCROACHMENTS;~~ COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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 AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

COMMONLY KNOWN AS:

UNIT 305
5533 W. HIGGINS, CHICAGO, IL

PERMANENT REAL ESTATE INDEX NUMBER(S):

13-09-328-042-0000

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member or Manager, this 25 day of May, 2004.

5533 W. HIGGINS, L.L.C.
An Illinois limited liability company

Stanislaw Sobieski
By: Stanislaw Sobieski
Manager

STATE OF ILLINOIS

COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Stanislaw Sobieski is personally known to me to be the Manager of 5533 W. Higgins, L.L.C., an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and who appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the Members of the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of May, 2004.

Jo Anne Stanislawski
Notary Public

Commission Expires:

4-22-08

