

UNOFFICIAL COPY



Doc#: 0420241027
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/20/2004 10:18 AM Pg: 1 of 2

2054849/06 MCO

THIS INSTRUMENT PREPARED BY:

Sara J. McMurray
Attorney At Law
Law Office of Lloyd Gussis
2536 North Lincoln
Chicago, Il 60614

WARRANTY DEED

THE GRANTOR, GRAND VIRGINIA, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Jaime Gutierrez, the real estate commonly known as 2158 West Grand, Unit #102, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, 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 forever.

ADDRESS: 2158 West Grand, Unit #102, Chicago, Illinois

PTIN: 17-07-123-025-0000; 17-07-123-026-0000; 17-07-123-027-0000; 17-07-123-028-0000; 17-07-123-029-0000; 17-07-123-030-0000; 17-07-123-031-0000

DATED this 9th day of June, 2004

GRAND VIRGINIA, LLC

By: [Signature] (SEAL)
Richard Ferro, Manager

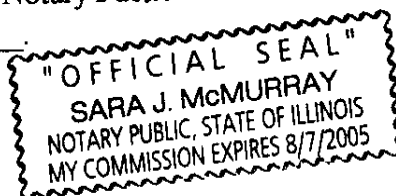
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Richard Ferro, Manager of GRAND VIRGINIA, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of June, 2004.

[Signature]
Notary Public

My commission expires: _____



M.G.R. TITLE

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LEGAL DESCRIPTION

PARCEL 1:

UNIT #102 IN THE GRAND VIRGINIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 73 TO 79 IN MELVILLES SUBDIVISION OF BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0408303040; TOGETHER WITH EACH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-14, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0408303040.

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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

MAIL DEED TO:

JAIME OUTIEREZ
653 N. KINGSBURY
#1903
CHICAGO, IL 60610

SEND TAX BILL TO:

JAIME OUTIEREZ
653 N. KINGSBURY
#1903
CHICAGO, IL 60610

City of Chicago
Dept. of Revenue
345975
Real Estate
Transfer Stamp
\$1,350.00

07/19/2004 13:48 Batch 02245 29



COUNTY TAX
COOK COUNTY REAL ESTATE TRANSACTION TAX
JUL. 19. 04
REVENUE STAMP

0000134885
REAL ESTATE TRANSFER TAX
00090.00
FP326670

STATE TAX
STATE OF ILLINOIS
JUL. 19. 04
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000007079
REAL ESTATE TRANSFER TAX
00180.00
FP326660