

# UNOFFICIAL COPY



**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

Doc#: 0422429179  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/11/2004 09:52 AM Pg: 1 of 3

Above Space for Recorder's use only

**THE GRANTOR, BRYN MAWR PLACE, L.L.C.**, an Illinois 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 for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS to:** VASSIL BAYRAKTAROV, 5441 North East River Road, #1102, Chicago, IL 60655

\_\_\_\_\_ the following described  
Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Index Number (PIN), that portion of: ~~17-11-104-021; 12-11-104-022; 12-11-104-023;~~  
~~12-11-104-024; 12-11-104-025; and 12-11-104-026.~~

Address of Real Estate: 8727 W. Bryn Mawr, Unit 301, Chicago, IL 60631

In Witness Whereof, said Grantor has caused its corporate seal to be here to affixed, and has caused its name to be signed to these presents by its President, and attested by its secretary, this 7th day of July, 2004.

BRYN MAWR PLACE, L.L.C., an Illinois  
Limited liability company



By: BRYN MAWR PLACE, INC., an Illinois  
corporation  
Its: Manager

By: [Signature]  
GUIDO C. NERI  
Its: President

Attest: [Signature], Secretary

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# UNOFFICIAL COPY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that GUIDO C. NERI, personally known to me to be President of BRYN MAWR PLACE, INC., an Illinois corporation, manager of BRYN MAWR PLACE, L.L.C., an Illinois limited liability company, and ANTHONY GIANNINI, as Secretary of said corporation, 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 President, and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation in its capacity as manager of the BRYN MAWR PLACE, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 2004.

Commission expires March 9, 2006

*Joanna Fontana Muellet*  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX	0026350	FP 103021
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REAL ESTATE TRANSFER TAX	0013175	FP 103025
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CITY OF CHICAGO

CITY TAX



JUL. 29.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000001392

REAL ESTATE TRANSFER TAX	0197625	FP 103026
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# 0000002895

# 0000002905



STATE OF ILLINOIS

JUL 29.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY REAL ESTATE TRANSACTION TAX



JUL. 29.04

REVENUE STAMP

This instrument was prepared by: Robert J. Di Silvestro, 5231 N. Harlem Ave., Chicago, IL 60656

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

*Hymers & Blaw PC (042003)  
750 W Lake Cook Rd, #445  
Buffalo Grove, IL 60089*

VASSIL BAYRAKTAROV  
8727 W. Bryn Mawr, Unit 301  
Chicago, Illinois 60631

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 301 IN 8727 W. BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 21 TO 26 AND PART OF LOTS 35 TO 41, INCLUSIVE, LYING BELOW A HORIZONTAL PLANE OF 104.96 FEET ABOVE CHICAGO CITY DATUM IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 10, 2004 AS DOCUMENT NUMBER 0416239080, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE 37 AND PARKING P-37 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0416239080.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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 REPEATED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO REAL ESTATE TAXES NOT YET DUE AND PAYABLE; PRIVATE, PUBLIC, AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION (AND ANY AMENDMENTS THERETO) AND A RESERVATION BY THE DEVELOPER TO ITSELF AND IT SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER, COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS EASEMENT AND ASSESSMENTS OF RECORD.

PINS: 12-11-104-005; 12-11-104-006; 12-11-104-007; 12-11-104-008; 12-11-104-009; 12-11-104-010; 12-11-104-020; 12-11-104-021; 12-11-104-022; 12-11-104-023; 12-11-104-024; 12-11-104-025; 12-11-104-026 (AFFECTS UNDERLYING LAND)

c/k/a: 8727 West Bryn Mawr Avenue, Unit 301, Chicago, IL 60631