

2057083

MERCURY TITLE COMPANY

UNOFFICIAL COPY

WARRANTY DEED

(Corporation to Individual)

(Illinois)



Doc#: 0425941078
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/15/2004 10:02 AM Pg: 1 of 2

THIS AGREEMENT, made this 19th day of August, 2004 between 6312 Richmond, 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 Michel G. Durance* 2424 W. Estes, Unit 4I, Chicago, Illinois 60645, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*AND ANGELICA M NUNEZ AS JOINT TENANTS

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 Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY 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 6318-1A in THE RICHMOND NORTH CONDOMINIUMS as delineated on a survey of the following described real estate:

PARCEL 1:

THE NORTH 32.06 FEET OF LOT 25, ALL OF LOT 26 AND THE SOUTH 1.50 FEET OF LOT 27 IN BLOCK 4 IN THOMAS J. GRADY'S SIXTH GREEN BRIAR ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0408534094 together with its undivided percentage interest in the common elements;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-16, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0408534094.

"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 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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-01-104-026 & ~~13-01-104-027~~

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in

M.G.R. TITLE

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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.

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 August be, in any manner incumbered 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): 13-01-104-026 & ~~13-01-104-027~~

Address(es) of Real Estate: 6318-22 N. RICHMOND, Unit-1A, Chicago, Illinois 60659

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 Manager, and attested by its Manager, the day and year first above written.

6312 Richmond, LLC,

BY:

ATTEST:

[Signature]
Nina Yefimov

Manager

City of Chicago
Dept. of Revenue
352342



Real Estate
Transfer Stamp
\$1,372.50

09/14/2004 14:28 Batch 02279 36

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

MAIL TO:
Julio Tellez
4433 W. Touhy, #555
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO:
Michel G. Durance
6318 N. Richmond, Unit 1A
Chicago, Illinois 60659

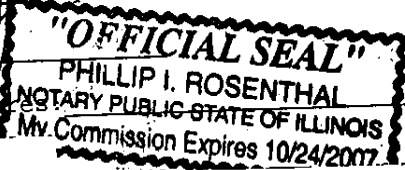
OR RECORDER'S OFFICE BOX NO. _____

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 Nina Yefimov is personally known to me to be the Manager of 6312 Richmond, LLC, an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manger, she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of August, 2004.

Notary Public
Commission Expires



COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP. 14. 04

REVENUE STAMP

0000139999

REAL ESTATE TRANSFER TAX

0009150

FP326670

STATE TAX

STATE OF ILLINOIS

SEP. 14. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000069921

REAL ESTATE TRANSFER TAX

0018300

FP326669