

UNOFFICIAL COPY

WARRANTY DEED
(LLC to Individual)
(Illinois)

1



Doc#: 0431402183
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/09/2004 09:27 AM Pg: 1 of 2

M.G.R. TITLE

205810711111111
THIS AGREEMENT, made this 5 day of November, 2004, between FREEBAUM 5101, LLC, an Illinois Limited Liability Company, a 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* ~~CHIKI KUMAR~~ CHIKI KUMAR, 1940 N. Clark, Chicago, Illinois 60614, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*5101 CLARK LLC

WITNESSETH, that the party of the first part for and in consideration of the sum of \$10.00 Dollars and 00/100 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 corporation, 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:

LOT 1 AND THE SOUTHERLY 53.38 FEET AS MEASURED ON THE EASTERLY AND WESTERLY LINE OF LOT 2 IN THE RESUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOTS 12 TO 18, INCLUSIVE, IN THE SUBDIVISION OF BLOCK 6 IN CHYTRAUS ADDITION TO ARGYLE AND OF LOT 44 IN BROWN'S SECOND ADDITION TO ARGYLE IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-08-304-004-0000 & 14-08-304-049-0000

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.

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 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.

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Permanent Real Estate Number(s): 14-08-304-004-0000 & 14-08-304-049-0000

Address(es) of Real Estate: 5101 N. Clark, Chicago, Illinois 60640

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.

FREEBAUM 5101, LLC

BY: *Michael Freeman*
Manager

ATTEST: *Michael Freeman*
Member

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

MAIL TO:
Steven DeGraff
333 W. Wacker Drive, #1800
Chicago, Illinois 60606

SEND SUBSEQUENT BILLS TO:
~~333 Wacker Drive~~ 5101 CLARK, LLC
5101 N. Clark
Chicago, Illinois 60640

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

358364

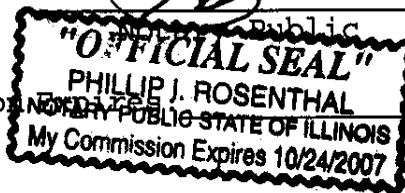
\$19,125.00

11/08/2004 14:09 Batch 02213 36

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 Freeman*, is personally known to me to be the President of FREEBAUM 5101, LLC, an Illinois limited liability company and is 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 they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.


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



Commission Expires 10/24/2007

STATE TAX

STATE OF ILLINOIS



NOV.-8.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000072405


REAL ESTATE TRANSFER TAX

0255000

FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV.-8.04

REVENUE STAMP

0000144711

REAL ESTATE TRANSFER TAX

0127500

FP326670