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Doc#: 0432941031
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/24/2004 09:46 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

2057132 MTC SKENNY

THE GRANTOR, 329 N. JEFFERSON LLC, a Limited Liability Company, duly organized and validly 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Alejandro Anaya and Guadalupe Perez, as joint tenants with right of survivorship

of _____,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT C
334 N. JEFFERSON ST.
CHICAGO, ILLINOIS 60661

Permanent Real Estate Index Numbers: 17-09-302-005-0000, 17-09-302-007-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 7th day of October, 2004.

329 N. JEFFERSON LLC,

BY: [Signature]
William Senne, Manager

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
360048 \$3,858.75
11/23/2004 10:38 Batch 11810 43



FP326660
0051450
REAL ESTATE TRANSFER TAX

0000012462

DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX

NOV. 23. 04



STATE OF ILLINOIS

STATE TAX

AGRI TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that WILLIAM SENNE personally known to me to be the Manager of 329 N. JEFFERSON LLC, and 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 acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17 day of October, 2008.



[Signature]
NOTARY PUBLIC

Prepared By:
Steven E. Moltz
PALMISANO & LOVETRAN
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

Mail To:
LAWRENCE LEAVITT
79 W MONROE
CHICAGO IL 60663

Name and Address of Taxpayer:
Alejandro C. Anaya
334 N. Jefferson
unit C
Chicago IL 60664

COUNTY TAX
REVENUE STAMP
SEAL OF COOK COUNTY
NOV 23 08
COOK COUNTY
REAL ESTATE TRANSFER TAX
0000145886
REAL ESTATE TRANSFER TAX
0025725
FP 326670

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PARCEL 1:

UNIT C IN THE KINZIE STATION TOWNHOUSE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF LOTS 1 THRU 7, BOTH INCLUSIVE, IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0425431004, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE KINZIE STATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 10, 2000 AS DOCUMENT 00613137.

PIN #: 17-09-302-005/007

Commonly known as: 334 N. JEFFERSON STREET, UNIT C
CHICAGO, Illinois 60610

17-09-302-005-0000 AND 17-09-302-007-0000 (AFFECTS UNDERLYING LAND)

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION AND THE CONDOMINIUM DOCUMENTS, AS DEFINED HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE WITHOUT COST TO PURCHASER.

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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL.