

UNOFFICIAL COPY



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

Doc#: 0435241035
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/17/2004 11:17 AM Pg: 1 of 3

2047122
MERCURY TITLE COMPANY, LLC
1073 K/S

THE GRANTOR, **EASTWOOD DEVELOPMENT, 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 IWONA BOCZARSKI - SIKORA

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(S) 504**
811-17 W. EASTWOOD
CHICAGO, ILLINOIS 60640

Permanent Real Estate Index Numbers: **14-17-215-009-0000, 14-17-215-010-0000**

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 17th day of October, 2004.

EASTWOOD DEVELOPMENT, LLC,
an Illinois Limited Liability Company

BY: 
Its Manager


M.G.R. TITLE

UNOFFICIAL COPY

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 ADAM STEINBERG, personally known to me to be the Manager of EASTWOOD DEVELOPMENT, 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 12th day of October, 2004



NOTARY PUBLIC

Mail To:

Craig Hurwitz
P.O. Box 3062
Barrington, IL 60011

Name and Address of Taxpayer:

Iwona Boczarski
811W. EASTWOOD AVE., Unit 504
Chicago, IL 60640

Prepared By:

Steven E. Moltz
LAW OFFICES OF
STEVEN E. MOLTZ
79 West Monroe, Suite 826
Chicago, Illinois 60603

STATE TAX

STATE OF ILLINOIS

DEC. 17. 04

REAL ESTATE TRANSFER TAX

0000013602

0018800
FP326660

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

City of Chicago
Dept. of Revenue

362835

12/17/2004 10:50 Batch 11824 47

Real Estate Transfer Stamp

\$1,395.00

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 17. 04

REAL ESTATE TRANSFER TAX

0000147953

0009400
FP326670

REVENUE STAMP

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 504 IN THE EASTWOOD BY THE LAKE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 (EXCEPT THE EAST 79 FEET 4 INCHES OF SAID LOTS) AND ALL OF LOT 3 IN FITCH'S SUBDIVISION OF 10 RODS SOUTH OF AND ADJOINING THE NORTH 60 RODS OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0424532040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 504, 811 W. EASTWOOD AVENUE, CHICAGO, ILLINOIS 60640
P.I.N: 14-17-215-009-0000 and 14-17-215-010-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded September 1, 2004, as Document number 0424532040 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length 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 over without cost to Purchaser; (i) existing leases and tenancies.

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