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WARRANTY DEED  
Statutory (ILLINOIS)

183



Doc#: 0436202177  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/27/2004 08:22 AM Pg: 1 of 3

MAIL TO:

John Aylesworth  
Battaglia & Aylesworth, Ltd.  
1101 W. Lake Street,  
First Floor  
Chicago, IL 60607

NAME AND ADDRESS OF  
TAXPAYER:

Martin Borenstein MARRIED  
2942 W. Jarlath  
Chicago, IL 60645

3

THE GRANTOR, Arthur, LLC., of the Village of Winnetka County of Cook State  
of Illinois, for and in consideration of TEN AND 00/100  
- DOLLARS, AND OTHER VALUABLE CONSIDERATION in hand paid, CONVEYS and WARRANTS  
to MARTIN BORENSTEIN OF 2942 W. Jarlath, Chicago, IL 60645, the following  
described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED

hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the  
State of Illinois.

Permanent Real Estate Index Number(s): 10-36-325-009-0000

Address of Real Estate: 2911 W. Arthur, Unit #2, Chicago, Illinois 60645

DATED this 16<sup>TH</sup> day of December, 2004

Authorized Representative of  
Arthur, LLC

BOX 333-CT

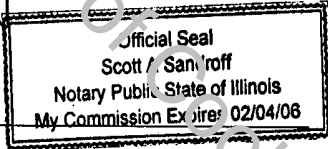
# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF LAKE

I, Scott A. Sandroff, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jay Abrams personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledge that he signed and delivered the said instrument as a free and voluntary act.

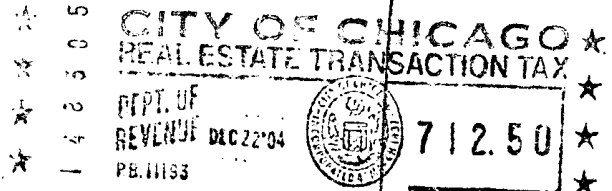
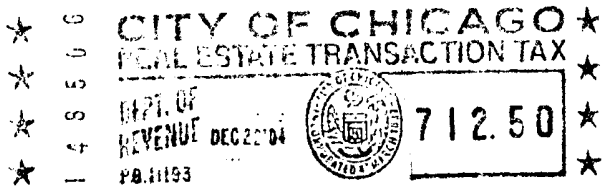
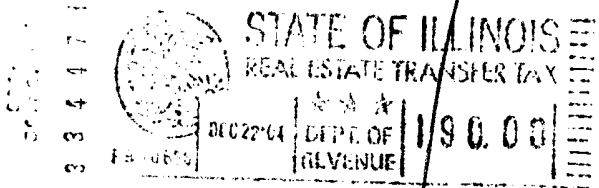
Given under my hand and official seal, this 16th day of December, 2004.

Scott A. Sandroff  
Notary Public



Commission Expires: \_\_\_\_\_

This instrument was prepared by Scott A. Sandroff, Attorney, 910 Woodlands Parkway, Vernon Hills, IL 60061



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## Legal Description:

PARCEL 1: UNIT 2911-2 IN 2901-11 ARTHUR AVENUE/6454 FRANCISCO CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 4 IN DEVON AVENUE ADDITION TO ROGERS PARK BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0425844052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-11, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0425844052.

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, 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 RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.