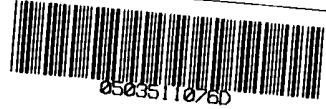


# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC to Individual)**



Doc#: 0503511076  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/04/2005 09:48 AM Pg: 1 of 3

1-13  
RTH AND NOTES  
071 CR 5501770

Property of Cook County Clerk's Office

THE GRANTOR, Riga Development, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said LLC, CONVEY(S) and WARRANT(S) to Timothy LaBrecque

(GRANTEE'S ADDRESS) 1301 W. Fletcher, #504, Chicago, Illinois 60657

of the County of Cook, the following described 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

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 14-31-327-002-0000  
Address(es) of Real Estate: 2301 W. Wabansia, Unit <sup>3</sup>4, Chicago, Illinois 60647

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 21st day of January, 2005.

Riga Development, LLC

By Shivjit Hundle  
Shivjit Hundle  
Manager

Box 334

# 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 Shivjit Hundle, personally known to me to be the Manager of the Riga Development, LLC, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Shivjit Hundle, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>ST</sup> day of January, 2005



*[Handwritten Signature]*  
(Notary Public)

**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**  
Kristen A. Robinson, Esq.  
Law Offices of Morton J. Rubin  
3100 Dundee Road  
Suite 402  
Northbrook, Illinois 60062

**Name & Address of Taxpayer:**  
Timothy LaBrecque  
2301 W. Wabansia, Unit 4  
Chicago, Illinois 60647

STATE OF ILLINOIS	
STATE TAX	JAN. 10.05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000082338	00377.00
	FP 102808

STATE OF ILLINOIS	
STATE TAX	FEB. -1.05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000085027	00108.00
	FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JAN. 10.05
REVENUE STAMP	
# 0000082542	00188.50
	FP 102802

CITY OF CHICAGO	
CITY TAX	FEB. -1.05
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000000692	03637.50
	FP 102805

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	FEB. -1.05
REVENUE STAMP	
# 0000083281	00054.00
	FP 102802

**UNOFFICIAL COPY**

**STREET ADDRESS:** 2301 WEST WABANSIA UNIT 3  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-31-327-002-0000

**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 3 IN THE 2301 WEST WABANSIA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 75 IN INSHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0502027221; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS..

PARCEL 2:

THE EXCLUSIVE RIGHT OF THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINETAED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.