

# UNOFFICIAL COPY

## WARRANTY DEED

Limited Liability Company to Individual

### MAIL TO:

Stephen E. Vargo  
77 W. Washington  
Suite 1620  
Chicago, IL 60602



Doc#: 0503814250  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/07/2005 01:42 PM Pg: 1 of 3

### NAME & ADDRESS OF TAXPAYER:

Kathryn A. Keller  
716 N. Throop Street  
Unit 2R  
Chicago, IL 60622

THE GRANTORS, Casa Casa LLC, an Illinois 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 and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to KATHERYN A. KELLER, an unmarried woman, Grantees Address: 3542 N. Bosworth Ave., Chicago, IL 60657, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

**THE LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEROF AS 'EXHIBIT A.'**

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

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

Permanent Real Estate Index Number: 17-08-104-034-0000  
Property Address: 716 N. Throop, Unit 2R Chicago, Illinois 60622

+ P2

Dated this 28 day of January, 2005.

CasaCasa, LLC

(Seal)

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

### NAME & ADDRESS OF PREPARER:

Rozman & Wong, LLC  
2615 North Sheffield Ave.  
Chicago, IL 60614

FIRST AMERICAN

File # 1028905 1/3

JKY

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
                                  } SS.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marianne Kozlowski, is personally known to me to be the Managing Member of CasaCasa, LLC, a Limited Liability Company, and is personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

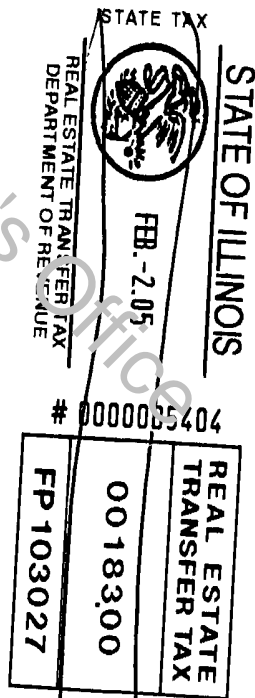
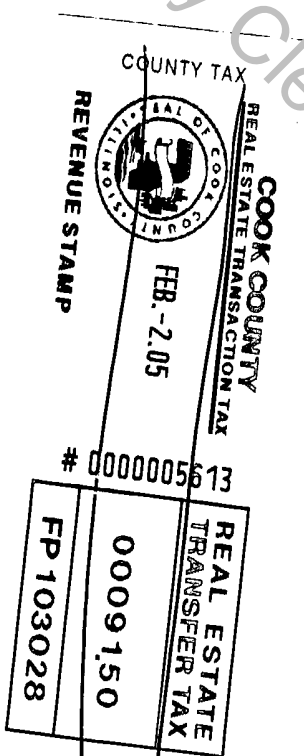
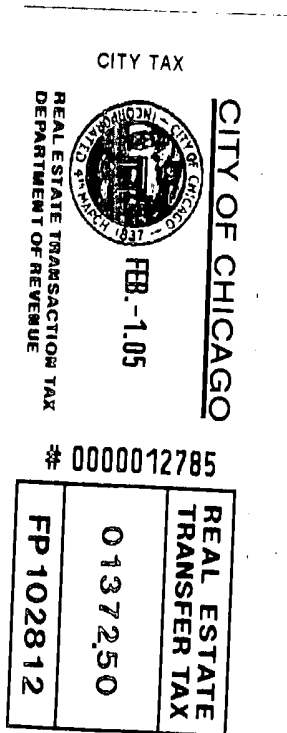
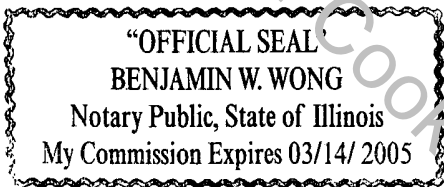
Given under my hand and official seal, this 28 day of January, 2005.

*Benjamin W. Wong*

Notary Public

[NOTARIAL SEAL]

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



# UNOFFICIAL COPY

## EXHIBIT 'A' LEGAL DESCRIPTION RIDER

### Parcel 1:

Unit No. 716-2R, and Parking Space P- 2 in 714-716 N. Throop Condominium, as delineated on a plat of survey of the following described tract of land: Lots 36 and 37 in Block 4 in Taylor's Subdivision of Block 1 in Assessor's Division of the east half of the northwest quarter of Section 8, Township 39 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded January 5, 2005, as document no. 0500519032, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

### Parcel 2:

Exclusive right to the use of Storage Space L-716-2R as a limited common element as set forth in the Declaration of Condominium and survey attached thereto recorded as document 0500519032.

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the grantee, its successor and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of condominium; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Each Unit consists of the space enclosed and bounded by the horizontal and vertical planes set forth in the delineation thereof on Exhibit A as well as any pipes, ducts, flues, shafts, electrical wiring and conduits, and individual heating, cooling and ventilation systems or equipment situated entirely within a Unit and serving only such Unit. The legal description of each Unit shall consist of the identifying number or symbol of such Unit as shown as Exhibit A. Every deed, lease mortgage or other instrument may legally describe a Unit by its identifying number or symbol as shown on Exhibit A and every such description shall be deemed good and sufficient for all purposes.

Except as provided by the Act, No Unit Owner shall, by deed, plat, court decree or otherwise, combine or subdivide or any other manner cause his Unit to be separated into tracts or parcels different from the whole Units as shown on Exhibit A; provided, that the Unit Owner for the purpose of increasing the size of the Unit owned by the Unit Owner and eliminating or reducing the size of another Unit owned by the Unit Owner. If a Unit Owner or Unit Owners combine or subdivide his or their Units pursuant to the Act, they may at their own expense, locate or relocate Common Elements affected or required thereby in accordance with the Act.

Permanent Real Estate Index Number: 17-08-104-034-0000

Property Address: 714-716 N. Throop, Unit 2R, Chicago, Illinois 60622