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WARRANTY DEED

ILLINOIS STATUTORY  
(Corporation to Individual)

Doc#: 0504002248  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/09/2005 11:00 AM Pg: 1 of 4

MAIL TO:

Southwest Law Office  
4239 W 63rd St.  
Chicago IL 60629

NAME & ADDRESS OF TAXPAYER:

Suzanne Acosta  
10510 Parkside, Unit 6  
Chicago Ridge, IL 60415

RECORDER'S STAMP

THE GRANTOR(S) 10510 Parkside L.L.C.

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 and no/100 ----(\$10.00)---- Dollars and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said company, CONVEY(S) AND WARRANT(S) to Suzanne Acosta, of (GRANTEES' ADDRESS) 6319 S. Kostner of the City of Chicago County of Cook State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Legal Description attached hereto and made a part hereof.

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

Permanent Index Number(s): 24-17-206-002 (affects underlying parcel)  
Property Address: 10510 Parkside, Unit 6, Chicago Ridge, IL 60415

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, and attested by its Secretary, this 3rd day of February, 2005

IMPRESS  
CORPORATE  
SEAL HERE

(Name of Company)

BY: 10510 Parkside, L.L.C.

MANAGING MEMBER

ATTEST:

SECRETARY

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

BOX 334 CTI

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STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin Lynch, personally known to me to be the Managing Member and Secretary of 10510 Parkside, 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 severally acknowledged that as such Managing Member and Secretary, he signed, sealed and delivered the instrument and caused the corporate seal of said company to be affixed thereto, 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 notarial seal, this 3rd day of February, 2005.

Kevin M. McCarthy  
Notary Public

My commission expires on 9/24 2006



Cook COUNTY- ILLINOIS TRANSFER STAMP

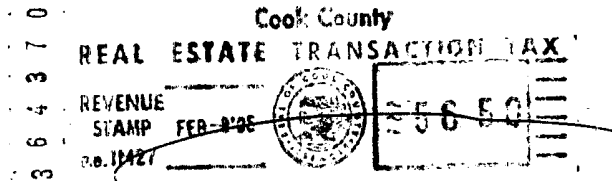
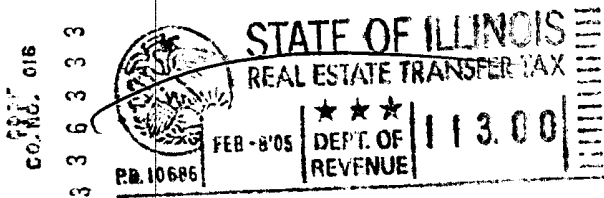
\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER  
Kevin M. McCarthy  
7903 w. 159<sup>TH</sup> St., Suite B  
Tinley Park, IL 60477

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_, SECTION 31-45  
PROPERTY TAX CODE \_\_\_\_\_  
DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



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## EXHIBIT A Legal Description

For the premises commonly known as 10510 Parkside, Unit 6, Chicago Ridge, IL 60415

UNIT NUMBER (S) 6 IN 10510 PARKSIDE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 56 IN FRANK DELUGACH'S CENTRAL AVENUE GARDENS, BEING A SUBDIVISION OF THE EAST 2/5 OF THE EAST 1/2 OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THE STREETS AND THOSE PARTS OF THE STREETS THEREOF DEDICATED) IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 7, 2005 AS DOCUMENT NUMBER 0500727152; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6 AND STORAGE SPACE S-6 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT # 0500727152.

Commonly known as- Unit 6, 10510 Parkside, Chicago Ridge, IL 60415

Part of Permanent Index No.: 24-17-206-002

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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;

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GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE;

LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS  
CONDOMINIUM PROPERTY ACT;  
LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR  
PORTIONS, THEREOF, IF ANY, AND,

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD,  
ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS  
THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT,  
IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office