

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Limited Liability Company to Individual)



Doc#: 0504035021
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/09/2005 07:38 AM Pg: 1 of 2

THE GRANTOR, 6350 North Hoyne, 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 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to

WALTER RAMIREZ
6555 N. Damen
Chicago, IL 60645

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

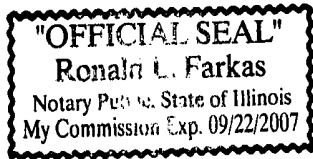
Permanent Index Number: 14-06-110-034 (underlying)
Address: 6350 North Hoyne, Unit 302, Chicago, IL 60659

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 25 day of JANUARY, 2005.

6350 North Hoyne, LLC

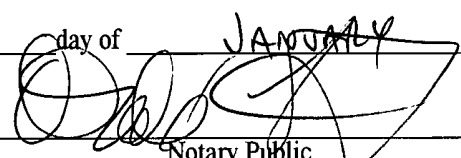
By 
Managing Member

State of Illinois, County of Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the Managing Member of 6350 North Hoyne, LLC, an Illinois limited liability company, 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 Managing Member signed, and delivered the said instrument as Managing Member of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of JANUARY, 2005

Commission expires SEPT 22 2007 
Notary Public

This instrument was prepared by Ronald L. Farkas, 77 West Washington, Suite 707, Chicago, Illinois 60602

MAIL TO:
Victoria I. Perez
4126 N. Lincoln #1
Chicago, IL - 60618

SEND SUBSEQUENT TAX BILLS TO:
Walter Ramirez
6350 N. Hoyne
#302
Chicago, IL 60659

Pay 334

RF 8371199

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LEGAL DESCRIPTION RIDER

PARCEL 1: Unit 302 in the Hoyne Gardens Condominium as delineated on a survey of the following described real estate: That part of the North 169.604 feet thereof (as measured perpendicularly to the north line thereof) of the East 20 rods of the North 1/2 of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, lying South of the South line of Devon Avenue and West of the West line of Hoyne Avenue (excepting from the above described property the North 125.00 feet of that part thereof lying West of a line 198.30 feet West of and parallel with the West line of North Hoyne Avenue as described in document 10810155), also except the West 30 feet (measured along the South Line of West Devon Avenue) of the North 125 feet (measured perpendicular to the South line of West Devon Avenue); which survey is attached as a exhibit to the Declaration of Condominium recorded as document number 0432227049 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of P-17, a limited common element as delineated on the survey attached to the First Amendment to Condominium Declaration recorded as document number 0434934000.

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 as though the provisions of said Declaration were recited and stipulated at length herein.

There was no tenant of Unit 302 to waive or exercise the right of first refusal.

SUBJECT TO: General taxes for 2004 and subsequent years.

PIN: 14-06-110-084 (underlying)

Address: 6350 North Hoyne, Unit 302, Chicago, IL 60659

