

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Limited Liability Company to
Individual)**



Doc#: 0505420052
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/23/2005 11:35 AM Pg: 1 of 2

THE GRANTOR

Above Space for Recorder's use only

KGL PARTNERS SPAULDING, 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 the sum of (\$10) TEN DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to, **MIHAELA PRUSECAN**, 6434 N. Damen Ave., Chicago, IL 60645, the following described Real Estate situated in the County of in the State of Illinois, to wit:

* A.
UNIT NUMBER 5655-1W IN THE 5649-5659 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22 AND 23, IN BLOCK 56 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO (EXCEPT THE STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 0501919120, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.N.T.N.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, 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 has waived or has failed to exercise the right of first refusal.


UNOFFICIAL COPY

Permanent Index Number: **13-02-432-001-0000**
Address of Real Estate: **5649-59 N. SPAULDING, UNIT 5655-1W, CHICAGO, IL 60659**

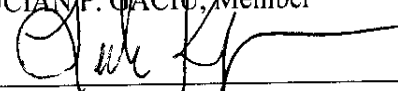
SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2004 and subsequent years.

Dated this 4st day of February, 2005

KGL PARTNERS SPAULDING, LLC

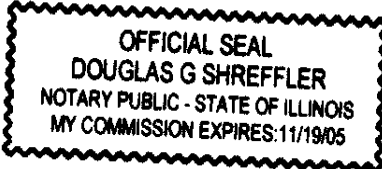


LUCIAN P. GACIU, Member



LINDA KOGEN, Member

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that LUCIAN GACIU and LINDA KOGEN are personally known to me to be members of the limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such members, they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of the limited liability company, for the uses and purposes therein set forth.



Given under my hand and official seal, this 4st day of February, 2005.

Commission expires _____, 19____

NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Ave., Chicago, Illinois 60630


MAIL TO:
MIHAELA PRESECAN
6434 N. DAMEN
CHICAGO, IL 60645

SEND SUBSEQUENT TAX BILLS TO:
MIHAELA PRESECAN
6434 N. DAMEN AVE.
CHICAGO, IL 60645

OR

Recorder's Office Box No. _____

CITY TAX




CITY OF CHICAGO
FEB. 17.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004437

REAL ESTATE TRANSFER TAX
01417.50
FP 103026

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 17.05
REVENUE STAMP



0000009747

REAL ESTATE TRANSFER TAX
00094.50
FP 103025

STATE TAX

STATE OF ILLINOIS
FEB. 17.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000009737

REAL ESTATE TRANSFER TAX
00189.00
FP 103021