

UNOFFICIAL COPY

PREPARED BY:

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RETURN TO:

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Doc#: **0508702060**
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/28/2005 07:45 AM Pg: 1 of 3

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FIRST AMERICAN
File # 109 2056
142

WARRANTY DEED

THE GRANTOR, **2113 WEST WASHINGTON STREET, 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 AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, pursuant to authority under the Operating Agreement of said limited liability company, **CONVEYS** and **WARRANTS** to **MUHAMMAD K. RIAZ** and **FARHAT K. RIAZ**, of 4 Stoneridge Drive, South Barrington, Illinois 60010, not as tenants in common, but as joint tenants, the following described Real Estate in the County of **Cook**, in the State of Illinois, to wit:

See EXHIBIT "A" attached hereto.

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 Ownership; 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.

There were no tenants of the property when acquired by the Grantor, nor subsequent thereto; therefore, no tenants would have had an option to purchase the unit. **3CC**

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; and to General Taxes for **2005** and subsequent years.

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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 Members, this 17th day of **March, 2005**.

2113 WEST WASHINGTON STREET, LLC, an Illinois limited liability company

By: *Paul Ruiz*
Paul Ruiz, a Member

By: *Richard B. Nelson*
Richard B. Nelson, a Member

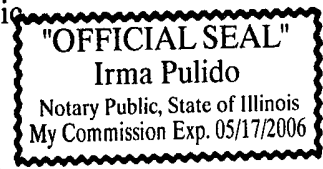
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAUL RUIZ**, a Member of **2113 WEST WASHINGTON STREET, LLC**, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, pursuant to authority given under the Operating Agreement, as his free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of **March, 2005**.

Commission expires: 5/17/06

Irma Pulido
Notary Public



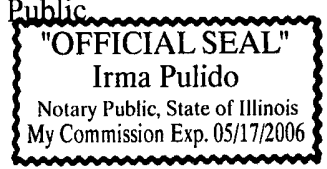
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD B. NELSON**, a Member of **2113 WEST WASHINGTON STREET, LLC**, an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, pursuant to authority given under the Operating Agreement, as his free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of **March, 2005**.

Commission expires: 5/17/06

Irma Pulido
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Unit No. 3, in THE BERLIN MANOR CONDOMINIUMS, as delineated on a Plat of Survey of the following described tract of land: Lot 1 and the West 10 inches of Lot 2 in C.N. Holdens Subdivision of Lots 1 to 3 of the Subdivision of Block 59 in Canal Trustees Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership recorded January 25, 2005 as document no. 0502519005, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Parking Space P3, and Storage Space S3, as limited common elements, as set forth in the Declaration of Condominium Ownership and survey attached thereto.

Commonly known as: Unit #3
2113 West Washington Boulevard
Chicago, Illinois 60612

Permanent Real Estate Tax Index Number: #17-07-326-013-0050 (part of)

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX		CITY TAX	
STATE TAX	MAR. 22. 05	# 0000007158	00280.00	REAL ESTATE TRANSACTION TAX	MAR. 22. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		#	FP 103027	CITY OF CHICAGO	
COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000007365	00140.00	# 0000013720	REAL ESTATE TRANSFER TAX
COUNTY TAX	MAR. 22. 05	#	FP 103028	FP 102812	021000 0
REVENUE STAMP					