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Doc#: 0508842258
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/29/2005 01:39 PM Pg: 1 of 3

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

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, **RAMONA BALA, 6059 N. Troy Ave., 1st Floor, Chicago, IL 60659**, the following described Real Estate situated in the County of in the State of Illinois, to wit:

UNIT 5659-3 IN THE 5649 5659 NORTH SPAULDING CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF 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 SOUTHEAST 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 PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JANAUARY 19, 2005 AS DOCUMENT NO. 0501919120 TOGETHER WITH AN 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 unit has waived or has failed to exercise the right of first refusal.

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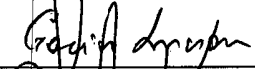
Permanent Index Number: 13-02-432-001-0000


Address of Real Estate: 5649-59 N. SPAULDING, UNIT 5659-3, CHICAGO, IL 60659

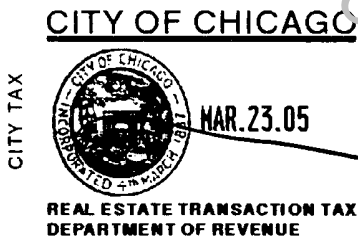
SUBJECT TO: covenants, conditions, and restrictions of record and to General Taxes for 2004 and subsequent years.

Dated this 17th day of March, 2005

KGL PARTNERS SPAULDING, LLC

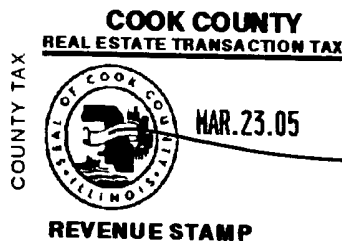

LUCIAN P. GACIU, Member


LINDA KOGEN, Member



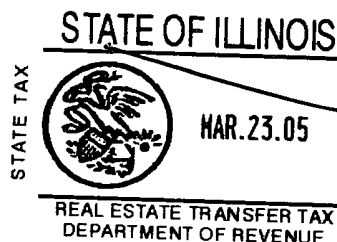
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REAL ESTATE TRANSFER TAX
01417.50
FP 103026



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REAL ESTATE TRANSFER TAX
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FP 103025



0000010485

REAL ESTATE TRANSFER TAX
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FP 103021

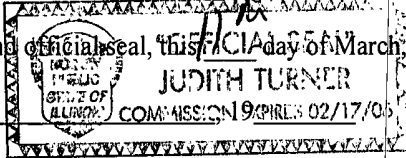
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State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that LUCIAN GACIU and LINDA KOGEN are personally known to me to be members of the limited liability company, and 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 17th day of March, 2005.

Commission expires _____



Judith Turner

NOTARY PUBLIC

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

MAIL TO:

RAMONA M BALA
6059 N TROY ST
CHICAGO IL 60659

SEND SUBSEQUENT TAX BILLS TO:

RAMONA BALA
6057 N. TROY, FLOOR
CHICAGO, IL 60659

OR

Recorder's Office Box No. _____

Property of Cook County Clerk's Office