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MTZ 2047114/BK

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

Doc#: 0509141005  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/01/2005 10:21 AM Pg: 1 of 3

THE GRANTOR, **EASTWOOD DEVELOPMENT, LLC**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to

MARIARA RZEDZIAN

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

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

Address of Real Estate: **UNIT(S) 405**  
**811-17 W. EASTWOOD**  
**CHICAGO, ILLINOIS 60640**

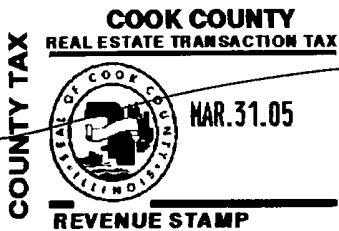
Permanent Real Estate Index Numbers: 14-17-215-009-0000, 14-17-215-010-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 21<sup>st</sup> day of September, 2004.

**EASTWOOD DEVELOPMENT, LLC,**  
an Illinois Limited Liability Company

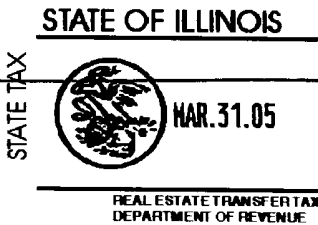
BY: [Signature]  
Its Manager

M.G.R. TITLE



# 0000155392

REAL ESTATE TRANSFER TAX
0009100
FP326670



# 0000018028

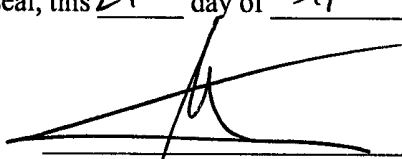
REAL ESTATE TRANSFER TAX
0018200
FP326660

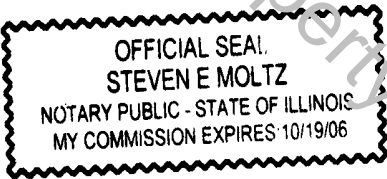
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ADAM STEINBERG, personally known to me to be the Manager of EASTWOOD DEVELOPMENT, 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 acknowledged that as such Manager he signed and delivered the said instrument, 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 official seal, this 29<sup>th</sup> day of September, 2004.

  
NOTARY PUBLIC



Mail To:

**CRAIG HURWITZ**

PO Box 3062  
Barrington, IL 60011

Name and Address of Taxpayer:

**BARBARA RZEDZIAN 1215 DUNAMON**  
~~811W. EASTWOOD AVE., Unit 405~~  
~~Chicago, IL 60640~~  
**BARTLETT, IL 60103**

Prepared By:

Steven E. Moltz  
LAW OFFICES OF  
STEVEN E. MOLTZ  
79 West Monroe, Suite 826  
Chicago, Illinois 60603

City of Chicago  
Dept. of Revenue  
373713  
03/31/2005 11:00 Batch 02296 4  
Real Estate  
Transfer Stamp  
\$1,365.00  
Office

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## LEGAL DESCRIPTION

UNIT 405 IN THE EASTWOOD BY THE LAKE CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 (EXCEPT THE EAST 79 FEET 4 INCHES OF SAID LOTS) AND ALL OF LOT 3 IN FITCH'S SUBDIVISION OF 10 RODS SOUTH OF AND ADJOINING THE NORTH 60 RODS OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0424532040, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 405, 811 W. EASTWOOD AVENUE, CHICAGO, ILLINOIS 60640  
P.I.N: 14-17-215-009-0000 and 14-17-215-010-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded September 1, 2004, as Document number 0424532040 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser; (i) existing leases and tenancies.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL