

UNOFFICIAL COPY

**Warranty Deed Statutory
Tenancy by the Entirety
(ILLINOIS) (Limited Liability
Company to Individual)**



Doc#: 0509802063
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/08/2005 08:13 AM Pg: 1 of 3

Above

Space for Recorder's use only

THE GRANTOR, ROCKWELL PARTNERS, 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 BRIAN RAMOS and CRISTINA RAMOS, 5821 N. Kimball, Chicago, Illinois**, as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNITS 2608-1 IN ROCKWELL CORNERS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 17 AND 18 IN BLOCK 3 IN THOMAS J. GRADY'S GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, 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 NOVEMBER 4, 2004 AS DOCUMENT NUMBER 0430927125, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PROFESSIONAL NATIONAL
TITLE NETWORK, INC.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD SAID PREMISES** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

Permanent Index Number (PIN): 13-01-219-034-0000 (affects underlying land)

Address of Real Estate: 2608 W. Glenlake, Unit 1, Chicago, IL 60659

UNOFFICIAL COPY

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer, and (9) 20 foot building line from the East line of premises, as shown on the Plat of Subdivision.

There was no tenant in the unit at the time the grantee purchased the unit, therefore, there was no right of first refusal.

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.


Dated this 21st day of March, 2005

ROCKWELL PARTNERS, LLC

By: *R. Curto*
RICHARD CURTO as Manager of RSC &
ASSOCIATES, LLC, Manager of
ROCKWELL PARTNERS, LLC

CITY TAX

CITY OF CHICAGO



APR. - 4.05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004918

REAL ESTATE TRANSFER TAX
01383.75
FP 103026

STATE TAX

STATE OF ILLINOIS



APR. - 4.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000010812

REAL ESTATE TRANSFER TAX
00184.50
FP 103021

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR. - 4.05

REVENUE STAMP

0000010822

REAL ESTATE TRANSFER TAX
00092.25
FP 103025

UNOFFICIAL COPY

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 RICHARD CURTO is personally known to me to the manager of the 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 he signed, sealed and delivered the said instrument as his 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 21st day of March, 2005

Commission expires June 25, 2008

Erin I Bradshaw
NOTARY PUBLIC

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

MAIL TO:
ENRIQUE LIPEZKER
221 N. LASALLE, SUITE 2040
CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
BRIAN RAMOS
2608 W. GLENLAKE, UNIT 1
Chicago, IL 60659

Property of Cook County Clerk's Office