

UNOFFICIAL COPY

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



Doc#: 0512508070
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/05/2005 01:47 PM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR(S), Archer Square, LLC,

an Illinois 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 (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Company **CONVEYS** and **WARRANTS** to Michael Eng and Alice Gacgacao, both unmarried persons, not as tenants in common, but as Joint Tenants

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

SEE ATTACHED LEGAL DESCRIPTION

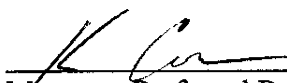
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, Document No. (s); and to General Taxes for 2004 and subsequent years.

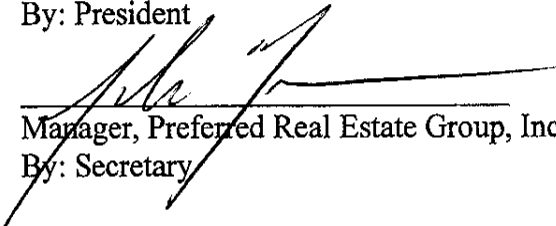
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by sole Manager, this 11 day of April, 2005.

Permanent Index Number (PIN): 17-31-220-053-0000

Address(es) of Real Estate: 3345 South Archer, Chicago, IL 60608



Manager, Preferred Real Estate Group, Inc.
By: President



Manager, Preferred Real Estate Group, Inc.
By: Secretary


ES16461-45


ENTERPRISE LAND TITLE, LTD.

Property of Cook County Clerk's Office

4


UNOFFICIAL COPY

City of Chicago  Real Estate
 Dept. of Revenue Transfer Stamp
 377032 \$2,025.00
 04/21/2005 11:04 Batch 06284 51

STATE TAX
 STATE OF ILLINOIS

 APR. 27. 05
 COOK COUNTY

000018981

REAL ESTATE TRANSFER TAX
00270,00
FP351009

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 APR. 27. 05
REVENUE STAMP

000020002

REAL ESTATE TRANSFER TAX
00135,00
FP351021

Property of Cook County Clerk's Office

UNOFFICIAL COPY

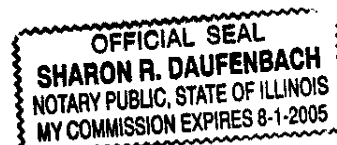
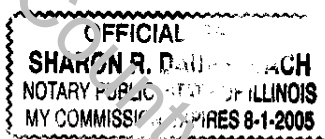
State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Connolly, President of Preferred Real Estate Group, Inc., personally known to me to be the Manager of ARCHER SQUARE, LLC, an Illinois Limited Liability Company, and John Morgan, Secretary of Preferred Real Estate Group, Inc., personally known to me to be the Manager of ARCHER SQUARE, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager, he signed, sealed and delivered said instrument, pursuant to authority given by the Operating Agreement of said Limited Liability Company as his free and voluntary act, and as the free and voluntary act and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of April,
2005

Commission expires 8/1/05

Sharon R. Daufenbach
 NOTARY PUBLIC



This instrument was prepared by:

John C. Griffin
 Griffin & Gallagher
 10001 S. Roberts Road
 Palos Hills, IL 60465



MAIL TO:

RICHARD J. NAKON
121 E. LIBERTY ST. #3
WAUCONDA, IL 60084

SEND SUBSEQUENT TAX BILLS TO:

MICHAEL EUG
3345 S. ARCHER
CHICAGO IL 60608

UNOFFICIAL COPY

3345 SOUTH ARCHER AVENUE

PARCEL 1:

THAT PART OF LOTS 3 TO 18, BOTH INCLUSIVE AND TAKEN AS A TRACT, IN BLOCK 2 IN MCALPINE'S SUBDIVISION OF BLOCKS 14, 16 AND 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 3; THENCE SOUTH 38 DEGREES 9 MINUTES 50 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOT, 51.50 FEET TO A POINT ON A LINE THAT IS 1.00 FEET SOUTHEAST OF AND PARALLEL WITH THE SOUTHEAST WALL OF A BRICK BUILDING; THENCE SOUTH 51 DEGREES 51 MINUTES 41 SECONDS WEST, ALONG SAID PARALLEL LINE, 103.03 FEET TO A POINT OF BEGINNING ON THE SOUTHEASTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE NORTH 38 DEGREES 2 MINUTES 55 SECONDS WEST, ALONG SAID EXTENSION, CENTER LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 40.48 FEET TO A POINT ON A LINE THAT IS 2.50 FEET NORTHWEST OF AND PARALLEL TO A NORTHWEST WALL OF SAID BUILDING; THENCE SOUTH 51 DEGREES 49 MINUTES 31 SECONDS WEST, ALONG SAID PARALLEL LINE, 20.00 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 38 DEGREES 2 MINUTES 55 SECONDS EAST, ALONG SAID EXTENSION, CENTER LINE AND THE SOUTHEASTERLY EXTENSION THEREOF, 40.46 FEET TO A POINT ON SAID LINE THAT IS 1.00 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST WALL OF SAID BUILDING; THENCE NORTH 51 DEGREES 51 MINUTES 41 SECONDS EAST, ALONG SAID PARALLEL LINE, 20.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION DOCUMENT 0508919120.