


# UNOFFICIAL COPY

## WARRANTY DEED

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Doc#: 0514511367  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/25/2005 01:21 PM Pg: 1 of 3

THIS AGREEMENT, made this 16 day of May, 2005, between 79<sup>th</sup> & Princeton 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 party of the first part, and Sabina Center, LLC, 222 North Columbus, #4606, Chicago, Illinois 60601 ("Grantee"), party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEYS AND WARRANTS unto the party of the second part, and to ITS heirs and assigns, FOREVER, all of the following described real estate, situate in the County of Cook and State of Illinois known and described as follows, to wit:  
Illinois known and described as follows, to wit:

Above space for Recorder's use only

See Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

SUBJECT TO: general taxes not yet due and payable, special taxes and assessments not due, any special tax or assessment for improvements heretofore completed, building lines and restrictions of record, zoning and building laws and ordinances, private, public and utility easements, covenants and restrictions of record, party wall rights and agreements, existing leases and tenancies.

Permanent Real Estate number(s): 20-33-201-003-0000; 20-33-201-004-0000; 20-33-201-005-0000; 20-33-201-006-0000; 20-33-201-007-0000; 20-33-201-008-0000.

Address(es) of real estate: 301-315 West 79<sup>th</sup> Street, Chicago, Illinois;

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

79<sup>th</sup> & PRINCETON, LLC  
(Name of Corporation)

By: Anthony Pierfanunzi  
Anthony Pierfanunzi, Manager

Box 400-CTCC

This instrument was prepared by Stephen M. Alderman, 223 W. Jackson Blvd., #1010, Chicago, IL 60606, (312) 288-0102.

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8264194da CB

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STATE OF ILLINOIS )  
COUNTY OF COOK )

SS.:

STATE TAX



MAY.24.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000002863

REAL ESTATE TRANSFER TAX
0174500
FP 103024

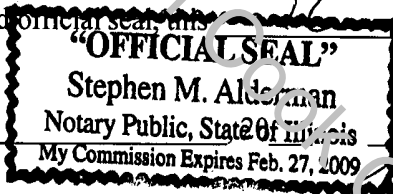
I, Stephen M. Alderman the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Anthony Pieranunzi

IMPRESS SEAL HERE

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 he signed, scaled and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16 day of May, 2005



Stephen M. Alderman  
NOTARY PUBLIC

Commission expires

This instrument was prepared by: Stephen M. Alderman, 223 W. Jackson Blvd., #1010, Chicago, IL 60606.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Marc J. Blumenthal  
(Name)  
355 W Dundee Road Suite 200  
(Address)  
Buffalo Grove IL 60089  
(City, State and Zip) 04-286

Chang Son Kim  
(Name)  
222 Columbus Dr #4606  
(Address)  
Chicago IL 60601  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY.24.05

REVENUE STAMP

# 000000830

REAL ESTATE TRANSFER TAX
0087250
FP 103022

CITY OF CHICAGO

CITY TAX



MAY.24.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000001794

REAL ESTATE TRANSFER TAX
1308750
FP 103023

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**STREET ADDRESS:** 79TH & PRINCETON  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 20-33-201-003-+000

**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN FREDERICK H. BARTLETT'S STEWART AVENUE SUBDIVISION OF THE NORTH 25 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBERS:**

- 20-33-201-003-0000
- 20-33-201-004-0000
- 20-33-201-005-0000
- 20-33-201-006-0000
- 20-33-201-007-0000
- 20-33-201-008-0000

**COMMONLY KNOWN AS:**  
301 W. 79TH STREET  
CHICAGO, ILLINOIS

Property of Cook County Clerk's Office