

UNOFFICIAL COPY



WARRANTY DEED (Individual to Individual)

Doc#: 0518220100
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/01/2005 12:12 PM Pg: 1 of 2

THE GRANTOR, Blue Horseshoe Properties, LLC, an Illinois Limited Liability Company, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Daniel K. Letizia
1410 N. Hoyne
Unit 1A
Chicago, IL 60622

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

Legal Description Attached as Exhibit A

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

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenants 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 property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration in the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number: 17-06-200-048-0000 *17-06-200-051-0000*

Address of Real Estate: 1531 N. Milwaukee Ave., Unit # 3, Chicago, IL 60622

DATED this 17th day of June, 2005. *2*

FIRST AMERICAN
File # 1076325
KW 104

Blue Horseshoe Properties, LLC

by: George Capra, Manager

State of Illinois,
County of Cook ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that George Capra a member of Blue Horseshoe Properties, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of June, 2005.

Commission expires KELLER WINSKY, 20
OFFICIAL SEAL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-21-05

[Signature]
Notary Public

This instrument was prepared by LAW OFFICES OF COHEN & HUSSIEN, PC, 6901 W. 111TH STREET, WORTH, IL 60482

MAIL TO:

David D. Letizia

Two Transam Plaza Dr.

Suite 250

Oakbrook Terrace, IL 60181

SEND SUBSEQUENT TAX BILLS TO:

Daniel K. Letizia

1531 N. Milwaukee,

Unite 3

Chicago, IL 60622

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EXHIBIT A

Parcel 1:

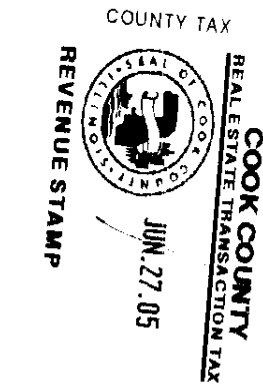
UNIT NO. 3 IN THE 1531 NORTH MILWAUKEE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 39 IN PICKETT'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOT 4 IN ASSESSOR'S DIVISION OF PART OF THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 7, 2005 AS DOCUMENT 0509745003, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-3 AS LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 0509745003

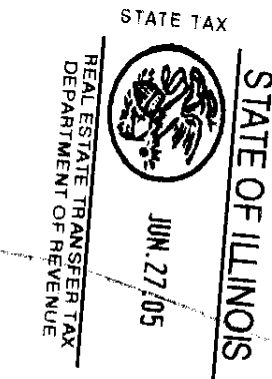
Permanent Index #'s: 17-06-200-048-0000

Property Address: 1531 N. Milwaukee Ave., Unit 3, Chicago, Illinois 60622



0000011799

REAL ESTATE TRANSFER TAX
00203.75
FP 103028



0000011593

REAL ESTATE TRANSFER TAX
00407.50
FP 103027



0000015953

REAL ESTATE TRANSFER TAX
03056.25
FP 102812