



Doc#: 0519642177
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/15/2005 10:27 AM Pg: 1 of 4

ST3075273 PM and 26 AS, 143
CT

WARRANTY DEED

The Grantor, 1508 W. CORTEZ, LLC, an Illinois limited liability company, created and existing under and by virtues 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 and 00/100 Dollars, and other good and valuable consideration in hand paid, and pursuant to the authority given by the Manager of said company, CONVEYS and WARRANTS to KRISTEN E. KOLLIAS, of 1238 S. Oak Park Avenue, Berwyn, Illinois 60402, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

PARCEL 1: Unit 1 in 1508 W. Cortez Condominium as delineated on a Survey of the following described real estate:

Lot 46 in Bauwens and Stewart's Subdivision of West Part of Block 20 in Canal Trustee's Subdivision of parts of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0509818049, together with its undivided percentage interest in the Common Elements.

PARCEL 2: The exclusive right to use Parking Space P-1 as limited common element as delineated on a survey attached to the Declaration aforesaid recorded as Document Number 0509818049.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; applicable zoning, building laws and ordinances; the limitations and conditions imposed by the Illinois Condominium Act; the limitations and conditions imposed by the Municipal Code of Chicago; the Condominium Documents including all amendments and exhibits thereto; covenants, conditions, declarations, restrictions and building lines of record; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; encroachments, if any, as shown on the Plat of Survey; public utility

Box 339

UNOFFICIAL COPY

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 JUL. 12.05

STATE TAX

00008744 #

REAL ESTATE TRANSFER TAX
 00379.00
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUL. 12.05

COUNTY TAX

00008744 #

REAL ESTATE TRANSFER TAX
 00189.50
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 JUL. 12.05

CITY TAX

000003927 #

REAL ESTATE TRANSFER TAX
 02842.50
 FP 102805

Property of Cook County Clerk's Office

UNOFFICIAL COPY

easements; installments due after Closing for assessments levied pursuant to the Declaration; party wall rights and agreements.

Permanent Real Estate Index Number(s) 17-05-308-056-0000
Address of Real Estate: 1508 W. Cortez, Unit 1, Chicago, Illinois

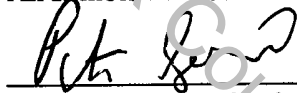
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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 Unit 1 has no right of first refusal as the unit was vacant.

Dated this 22 day of June, 2005.

1508 W. CORTEZ, LLC
An Illinois limited liability company

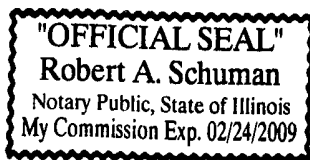


Peter Sattler, Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Peter Sattler, 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 and delivered the said instrument pursuant to authority given by the Board of Managers of said limited liability company, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of June, 2005.



MAIL TO:

Ms. Ami J. Oseid
Powers & Oseid, Ltd.
19 S. LaSalle Street ste 902
Chicago, IL. 60603



Notary Public

SEND REAL ESTATE TAX BILLS TO:

Kristen E. Kollias
1508 W. Cortez
Unit 1
Chicago, IL. 60622

UNOFFICIAL COPY**STREET ADDRESS:** 1508 W. CORTEZ., UNIT 1 & P-1**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-05-308-056-0000**LEGAL DESCRIPTION:**

PARCEL 1:

UNIT 1 IN 1508 W. CORTEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 46 IN BAUWENS AND STEWART'S SUBDIVISION OF WEST PART OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF PARTS OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509818049, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0509818049

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