

05210180920

Doc#: 0521018092
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/29/2006 10:53 AM Pg: 1 of 3

WARRANTY DEED

A04-24050 MB

Property of Cook County Clerk's Office

THE GRANTOR NET PROPERTIES, LLC.,

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 Ten----- DOLLARS, and other good and valuable consideration _____ in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

GEORGE POPA AND FLORICA POPA, ³
(Name and Address of Grantee) **HIS WIFE * ***

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

*** NOT AS TENANTS IN COMMON, BUT IN JOINT TENANCY**
As Per Attached:

Permanent Real Estate Index Number(s) 14-06-104-006 AND 14-06-104-007-0000

Address(es) of Real Estate 2201-05 W. HIGHLAND, UNIT # 2205-1N, CHICAGO, IL 60656

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 its Managing Member, this 27 day of JULY, 2005.

NET PROPERTIES LLC.,

(Name of Corporation)

Salvatore Lopez

Managing Member

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 _____ personally known to me to be the Managing Member of the NET PROPERTIES, LLC.

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 as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of JULY 2005.

Commission expires _____ 2005.

Joseph Yonson
NOTARY PUBLIC

This instrument was prepared by J. E. FOREST
1400 RENAISSANCE DR. UNIT # 203, PARK RIDGE, IL 60068
(Name)

SEND ALL FUTURE TAX BILLS TO:

GEORGE POPA
(Name)

GEORGE POPA
(Name)

MAIL 6106 N. ST. LOUIS
TO: (Address)

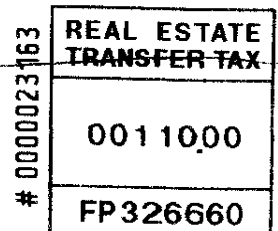
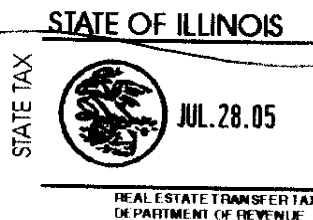
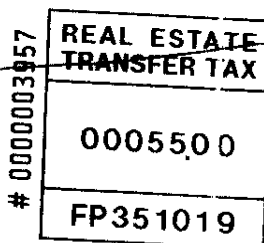
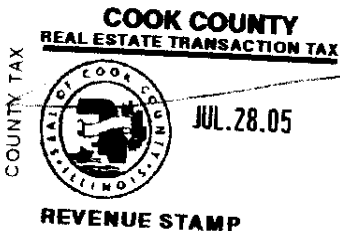
2205 W. HIGHLAND, UNIT # 1N
(Address)

CHICAGO, IL 60659
(City, State and Zip)

CHICAGO, IL 60656
(City, State and Zip)

OR: RECORDER'S OFFICE BOX NO. _____

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
390525 \$825.00
07/28/2005 13:14 Batch 11862 43



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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER **2205-1N** IN THE 2201-05 W. HIGHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0423927004 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 06, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE **6** AND STORAGE SPACE **13** AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0423927004

P.I.N.: 14-06-104 -006-0000 AND 14-06-104-007-0000

COMMONLY KNOWN AS: UNIT NO. 2205-1N
2201-05 W. HIGHLAND , CHICAGO , IL 60656

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 THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.