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0522941026

WARRANTY DEED

(Corporation to Individual)
(Illinois)

Doc#: 0522941026 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/17/2005 11:06 AM Pg: 1 of 3

THIS AGREEMENT, made this 15 day of August, 2005 between 4915 NORTH LINCOLN AVENUE, 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 Danielle Levendosky, 1259 W. Schubert, Unit 2F, Chicago, Illinois 60614, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

M.G.R. TITLE

Unit 4913-2 in AROUND THE SQUARE CONDOMINIUMS II as delineated on a survey of the following described real estate:

PARCEL 1:
LOTS 6, 7, 8, 9 AND 10 IN KRUCHTEN'S SUBDIVISION OF LOTS 23 AND 24 IN BOWMANVILLE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0520732075 together with its undivided percentage interest in the common elements;

PARCEL 2:
THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND STORAGE SPACE S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0520732075.

"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, 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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-12-411-020-0000

2061437
MERCURY TITLE COMPANY, LLC
10/3/05

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his heirs and assigns forever.

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2005 and subsequent years.

Permanent Real Estate Number(s): 13-12-411-020-0000

Address(es) of Real Estate: 4913 N. Lincoln, Unit 4913-2, Chicago, Illinois 60625

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 _____ President, and attested by its _____ Secretary, the day and year first above written.

4915 NORTH LINCOLN AVENUE, LLC,

Manager

BY: _____

Manager

BY: _____

ATTEST: _____

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:

Robert Cross
~~2045 W. North Ave~~
~~Chicago, Illinois 60647~~
1255 N. Ashland
Chicago, IL 60622

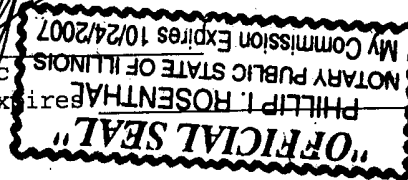
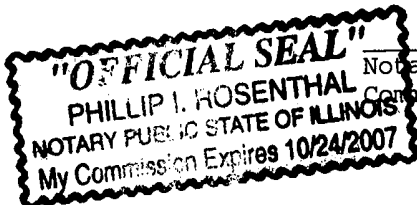
SEND SUBSEQUENT BILLS TO:
Danielle Levendosky
4913 N. Lincoln, Unit 4913-2
Chicago, Illinois 60625

OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Luis Flocco and Raudel Ancheta, Jr. is personally known to me to be the Managers of 4915 NORTH LINCOLN AVENUE, LLC, an Illinois Limited Liability Company, is 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 severally acknowledged that as such Manger, she signed and delivered the said instrument as her free and voluntary act, and as the free and voluntary act and deed of said entity, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of August, 2005.



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FILE NO.: 2061437

UNIT 4913-2 IN AROUND THE SQUARE CONDOMINIUMS II AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

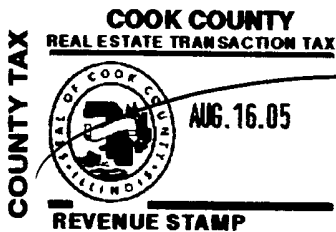
PARCEL 1:

THAT PART OF A TRACT OF LAND CONSISTING OF LOT 9 (EXCEPT THE NORTHERLY 1.00 FEET THEREOF) AND ALL OF LOT 10 IN KRUCHTER'S SUBDIVISION OF LOTS 23 AND 24 IN BOWMANVILLE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID TRACT, BEING ALSO A POINT ON THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 27.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 24.63 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE; BEING ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY LINE OF A 16 FOOT WIDE PUBLIC ALLEY, BEING THE NORTHEASTERLY CORNER OF SAID TRACT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE EASTERLY LINE OF SAID TRACT, COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID ALLEY, A DISTANCE OF 24.00 FEET TO A BEND IN THE LINE OF SAID TRACT; THENCE SOUTHERLY ALONG A LINE MAKING AN ANGLE OF 21 DEGREES 48 MINUTES 05 SECONDS MEASURED CLOCKWISE SOUTHEASTERLY TO SOUTHERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 5.33 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 68 DEGREES 18 MINUTES 15 SECONDS MEASURED CLOCKWISE, SOUTHERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 124.66 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0520732075 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 AND STORAGE SPACE S-1 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0520732075.

PIN: 13-12-411-020-000



REAL ESTATE TRANSFER TAX
0017200
FP326670

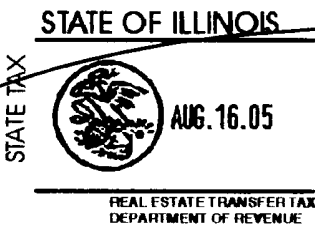
0000168625

City of Chicago
Dept. of Revenue
393235



Real Estate
Transfer Stamp
\$2,580.00

08/16/2005 15:01 Batch 02286 52



REAL ESTATE TRANSFER TAX
0034400
FP326669

0000084927