

# UNOFFICIAL COPY



0526442109

## WARRANTY DEED

Doc#: 0526442109 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2005 09:44 AM Pg: 1 of 3

**THE GRANTOR: IT2K Development, L.L.C.**, an Illinois Limited Liability Company of 1601 South State Street, Unit 7W, in the City of Chicago, in the County of Cook, State of Illinois 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 and No/100 Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, AND CONVEYS AND WARRANTS to: **Loncar Enterprises, Inc.** of 3803 Royal Dornach Court, Naperville, IL 60564, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

UNIT NO. R 3H IN THE STATE PLACE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 8 FEET OF THE WEST 45 FEET OF THE EAST 70 FEET OF LOT 10, ALL OF LOT 11, AND SO MUCH OF LOT 12 AS LIES SOUTH OF THE SOUTH LINE OF 16TH STREET, IN BLOCK 4 IN CLARK'S ADDITION TO CHICAGO A SUBDIVISION OF THE NORTH 6.10 CHAINS OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 34 OF SAID LOTS TAKEN FOR WIDENING STATE STREET AND EXCEPT THE EAST 25 FEET OF SAID LOT 10, THE EAST 25 FEET OF THE SOUTH 49.15 FEET OF SAID LOT 11, THE EAST 28 FEET OF THE NORTH 17.95 FEET OF SAID LOT 11 AND EAST 28 FEET OF SOUTH 42.10 FEET OF SAID LOT 12, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0428834014 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK, COUNTY, ILLINOIS. *P.F.N.'s - 17-22-300-001-0000 and 17-22-300-002-0000*

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

Permanent Real Estate Index Number:

Address of Real Estate: **1601 S. State Street, Unit 3H, Chicago, IL 60616**

**SUBJECT TO:** General real estate taxes not due and payable at time of closing; easements for public utilities; covenants; conditions and restrictions of record; terms, provisions, covenants, conditions, and easements established by the Declaration of Condominium and all amendments, if any, thereto.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, or has caused its name to be signed to these presents by its President, this 26th day of August, 2005.

**IT2K Development, L.L.C.**

By: *Tomislav Pavic*  
**Tomislav Pavic**  
Its: President

*Bot 334*  
CHICAGO TITLE 1401 008285660 D1  
*RHSP*

*1/B*  
*Warranty of*  
*08285660*

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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 Tomislav Pavic, President of IT2K Development, L.L.C., 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 26th day of August, 2005.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:

James, Gustafson & Thompson, Ltd.  
1001 E. Chicago Ave., Suite 103  
Naperville, IL 60540

Mail to:  
Ari Rosenthal  
1001 E. Chicago Avenue, Suite 103  
Naperville, IL 60540

Send Subsequent Tax Bills To:  
Loncar Enterprises, Inc.  
3803 Royal Dornach Court  
Naperville, IL 60564

EXEMPT FROM TAXATION UNDER THE PROVISIONS  
OF PARAGRAPH E SECTION E OF THE ILLINOIS REAL  
ESTATE TRANSFER TAX ACT AND PARAGRAPH E  
SECTION E OF THE COOK COUNTY TRANSFER TAX  
ORDINANCE AND THE CITY OF CHICAGO, 200.12B6

08/26/05  
Date  
[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

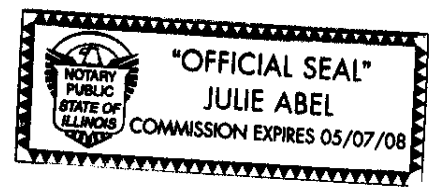
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor of his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

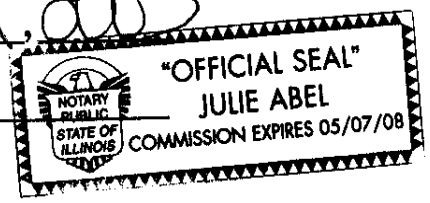
Dated 8/6/05, \_\_\_\_\_ Signature: Toulan Paris  
Grantor or Agent

Subscribed and sworn to before me by the  
said undesignated  
this 26 day of August 2005  
[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Subscribed and sworn to before me by the  
said undesignated  
this 26 day of August 2005  
[Signature]  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]