

WARRANTY DEED  
STATUTORY (ILLINOIS)

2064460mtcjkenney

THE GRANTOR, 2801 Howard, LLC, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO: \*\*\* AND MONICA KEFFLER RUBIELA KEFFLER of 2710 W. LUNT, #1B in CHICAGO, ILLINOIS, as joint tenants



Doc#: 0527904134 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/06/2005 01:11 PM Pg: 1 of 2

\_\_\_\_\_, ("GRANTEE")  
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit  
SEE LEGAL DESCRIPTION ATTACHED HERETO AND  
MADE A PART HEREOF.

Permanent Real Estate Index Number (s):  
10-25-303-049-0050

Address of Real Estate:  
7554 N. California Avenue, Unit 202 /PU- xxxxxx/S-2  
Chicago, Illinois

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) the provisions of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 30th day of September, 2005.

Seller  
2801 Howard, LLC

BY: \_\_\_\_\_  
Robert D. Mosky, its Manager

State of Illinois)  
) ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Mosky, a Manager of 2801 Howard, LLC, 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 purpose therein set forth.

Given under my hand and official seal, this September 30, 2005.  
"OFFICIAL SEAL"  
SUSAN L. HEATH  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 05/11/2006  
This instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to:  
Gustavo H. Santana  
236 East North Avenue  
Northlake, Illinois, 60104

Send subsequent tax bills to:  
Rubiela Keffler  
7554 N. California, #202  
Chicago, Illinois 60645

M.G.R. TITLE

**UNOFFICIAL COPY****PARCEL 1:**

UNIT 202 IN THE WESTGATE CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2 AND 3 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S HOWARD STREET ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF THE NORTH QUARTER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 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 0527727021, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0527727021.

P.I.N. 10-25-303-049-0000(affects underlying land)

PIN #: 10-25-303-049-0000

Commonly known as: 7554 N. CALIFORNIA AVE, UNIT 202  
CHICAGO, Illinois 60645

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$2,062.50

399743

10/05/2005 08:44 Batch 02216 5 ✓

"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 EASEMENT 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."

