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WARRANTY DEED

Doc#: 0533210037 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2005 09:02 AM Pg: 1 of 3

THE GRANTOR K B HOME , 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, 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

JULISSA M. ZENTENO to an undivided
one half interest AND
ALBERTO SABERBEIN and GUSTAVO SABERBEIN,
as Joint Tenants to an undivided one half interest

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

As Per Attached:

This is not Homestead Property of Grantor.

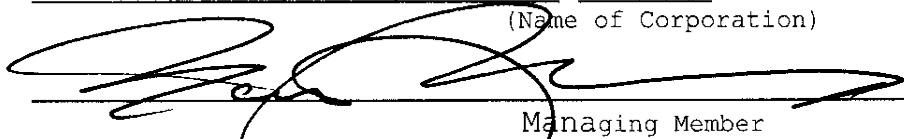
Permanent Real Estate Index Number(s) 10-22-301-053-0000

Address of Real Estate: 4629-4635 MAIN STREET, UNIT # 4635-3A, SKOKIE , IL
SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2005 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 14th day of NOVEMBER, 2005.

K B HOME , LLC.,

(Name of Corporation)


Managing Member

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$612
Skokie Office 11/17/05

AD-2008-11-17-11-17-05

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affects This and other parcels

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 4635-3A IN THE 4629-4635 MAIN STREET CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527145024 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 22, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 2 AND PARKING SPACE # 2 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0527145024

P.I.N.:10-22-301-053-0000

COMMONLY KNOWN AS: UNIT NO. 4635-3A
4629-4635 ^{MA}IN STREET , SKOKIE , IL 60077

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.