

05-0518

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WARRANTY DEED

Doc#: 0533239023 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/28/2005 11:09 AM Pg: 1 of 4

THE GRANTOR

WESTERN-TAYLOR LLC

for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives,

CONVEYS AND WARRANTS TO

VIOLETA JAKOVLJEVIC

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

Parcel 1: Unit 1021-3 in Western-Taylor Condominium as delineated on the survey of the following described parcel of real estate: Lots 24, 25 and 26 (except that part lying West of a line 50 feet East of and parallel with the West line of Section 18) in Wheeler's subdivision of Block 11 in Morris and others subdivision of the West half of the Southwest quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as an exhibit to the Declaration of Condominium recorded September 26, 2005 as Document 0526910107, together with said units undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of Parking Space P-11, a limited common element, as set forth in the Declaration of Condominium recorded September 26, 2005 as Document 0526910107.

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.

Commonly Known As: 1021 South Western, Unit 3
Chicago, Illinois 60612

P.I.N.: 17-18-327-001, 002, 003

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized representative.


DATED this 29th day of September, 2005


WESTERN-TAYLOR LLC

By: _____

Viktor Jakovljevic

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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  NOV. 21.05 REVENUE STAMP	# 0000177422	REAL ESTATE TRANSFER TAX
			0012450
			FP326670

STATE TAX	STATE OF ILLINOIS  NOV. 21.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000028704	REAL ESTATE TRANSFER TAX
			0024900
			FP326660

City of Chicago
 Dept. of Revenue
 405941
 11/22/2005 15:48 Batch 11842 118



Real Estate
 Transfer Stamp
 \$1,867.50

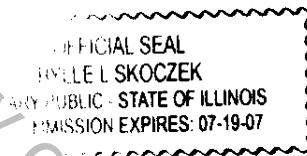
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that VIKTOR JAKOVLJEVIC, 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 acknowledge he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of September, 2005.



Lynelle L. Skoczek

 NOTARY PUBLIC

This instrument was prepared by: Thomas S. Moore
 111 W. Washington Street, Suite 1100
 Chicago, IL 60602

MAIL TO: Thomas S Moore Anderson & Moore, P.C. 111 W Washington, Suite 1100 Chicago, IL 60602	SEND TAX BILLS TO: Western Development, Inc. 1467 N Elston Chicago, Illinois 6062
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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1021-3 IN WESTERN-TAYLOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 24, 25 AND 26 (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 18) IN WHEELER'S SUBDIVISION OF BLOCK 11 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2005 AS DOCUMENT 0526910107, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-11, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 26, 2005 AS DOCUMENT 0526910107.

PINS: 17-18-327-001-0000; 17-18-327-002-0000 AND 17-18-327-003-0000 (UNDERLYING)

COMMONLY KNOWN AS: 1021 S. WESTERN AVENUE, UNIT 3, CHICAGO, IL

THE 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 EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT UNLESS THE TENANT IS THE PURCHASER, IN WHICH CASE THIS SHOULD BE DISCLOSED.