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RTC49310-193
Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to
Individual)



05336050340

Doc#: 0533605034 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/02/2005 09:55 AM Pg: 1 of 4

THE GRANTOR, 2652 WEST RASCHER, LLC, an Illinois 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Members of said Limited Liability Company, **CONVEYS** and **WARRANTS** to SAMIR NANO of 2610 West Balmoral, Apt. 404, Chicago, Illinois 60625 of the County of Cook, 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 Numbers: 13-12-211-019-0000 and 13-12-211-020-0000
Address of Real Estate: 2652 West Rascher Avenue, Unit 101, Chicago, Illinois 60625

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by one of its Managers, this 10th day of November, 2005.

2652 WEST RASCHER, LLC, an Illinois Limited Liability Company

By Alex Gershbeyn
Alex Gershbeyn
Manager

41kg

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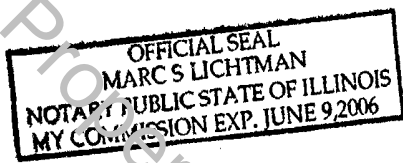
STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, Marc S. Lichtman, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Alex Gershbeyn, personally known to me to be one of the Managers of the 2652 WEST RASCHER, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority given by the Board of Members of said Limited Liability Company, as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of November, 2005

(Notary Public)

Marc S. Lichtman



Prepared By: Marc S. Lichtman
Attorney at Law
Marc S. Lichtman & Associates, Ltd.
222 North LaSalle Street
Suite 200
Chicago, Illinois 60601

Mail To:
C. Dean Matsas
Attorney at Law
C. Dean Matsas & Associates
5152 North Broadway Avenue
Chicago, Illinois 60640

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
404968 \$1,575.00
11/15/2005 11:13 Batch 02242 28



Name & Address of Taxpayer:
SAMIR NANO
2652 West Rascher Avenue
Unit 101
Chicago, Illinois 60625

~~STATE OF ILLINOIS~~

STATE TAX

NOV. 17.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000002484

REAL ESTATE TRANSFER TAX
0021000
FP 103020

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

NOV. 17.05

REVENUE STAMP

0000009580

REAL ESTATE TRANSFER TAX
0010500
FP 103019

UNOFFICIAL COPY**LEGAL DESCRIPTION RIDER****LEGAL DESCRIPTION****PARCEL 1:**

Unit 101 in the 2652 West Rascher Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate:

Lots 869 and 870 in William H. Britigan's Budlong Woods Golf Club Addition Number 3, being a Subdivision of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, except that Part lying Northeasterly of Lincoln Avenue and except that Part taken for Streets in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, also that Part of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ lying West of Lincoln Avenue in said Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit B to the Declaration of Condominium Ownership for 2652 West Rascher Condominium Association made by 2652 West Rascher, LLC and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0527239095 as amended from time to time, together with its undivided percentage interest in the common elements.

PARCEL 2:

Unit P- 3, a Parking Space in the 2652 WEST RASCHER CONDOMINIUM, as delineated on a survey of the following described real estate:

Lots 869 and 870 in William H. Britigan's Budlong Woods Golf Club Addition Number 3, being a Subdivision of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, except that Part lying Northeasterly of Lincoln Avenue and except that Part taken for Streets in Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, also that Part of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ lying West of Lincoln Avenue in said Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

The exclusive right to the use of storage space 6, a limited common element, as delineated in the aforesaid Declaration of Condominium as S- 6 recorded in Cook County, Illinois.

Commonly known as: 2652 West Rascher, Unit 101, Chicago, Illinois.

Permanent Index Number: 13-12-211-019 and 13-12-211-020

Grantor also hereby Grants to 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.

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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 unit has waived or has failed to exercise the right of first refusal.

SUBJECT TO:

- (a) General real estate taxes for the previous and current year not yet due and payable and for subsequent years, including taxes which may accrue by reason of new additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions agreements, conditions, party wall rights and building lines of record;
- (d) The Condominium Property Act of the State of Illinois;
- (e) Survey attached as Exhibit B to the Declaration of Condominium Ownership for 2652 West Rascher Condominium Association recorded on September 29, 2005 as document number 0527239095 for 2652 West Rascher Condominium Association;
- (f) Declaration of Condominium Ownership for 2652 West Rascher Condominium Association recorded on September 29, 2005 as document number 0527239095;
- (g) Applicable zoning and building laws and ordinances; and
- (h) Plats of dedication and plats of subdivision and covenants thereon.