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Doc#: 0606642146 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/07/2006 11:24 AM Pg: 1 of 4



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Limited Liability Company to  
Individual)**

**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 NIHAD BECAR of 7416 North Claremont, Apt. 1, Chicago, Illinois 60645 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"

*Hand Suada Becar Husband + wife NOT as tenants in common or as  
Joint tenants BUT as Tenants by the entirety forever*

Permanent Real Estate Index Numbers: 13-12-211-019-0000 and 13-12-211-020-0000  
Address of Real Estate: 2654 West Rascher, Unit 303, 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 27th day of February, 2006.

2652 WEST RASCHER, LLC, an Illinois Limited Liability Company

By Alex Gershbeyn  
Alex Gershbeyn  
Manager

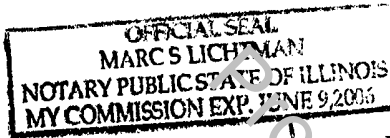
Property of Cook County Clerk's Office

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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 27th day of February, 2006



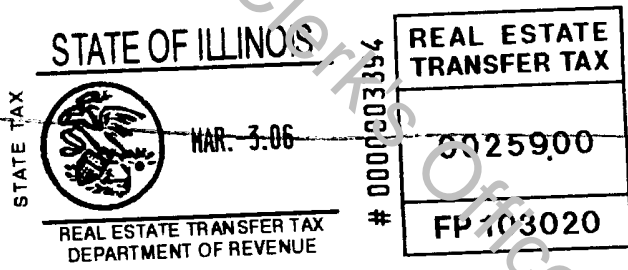
Marc S. Lichtman

(Notary Public)


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

**Mail To:**  
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Oak Park, Illinois 60301

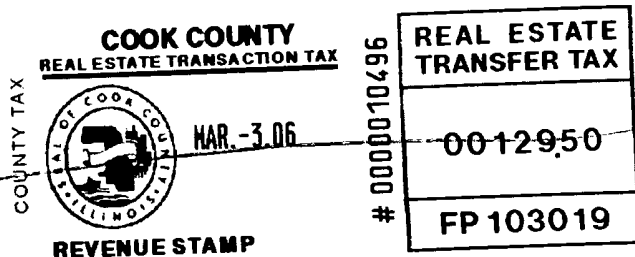
**Name & Address of Taxpayer:**  
NIHAD BECAR  
2654 West Rascher  
Unit 303  
Chicago, Illinois 60625



City of Chicago  
Dept. of Revenue  
422600  
03/03/2006 09:43 Batch 11805 9



Real Estate  
Transfer Stamp  
\$1,942.50



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

Unit 303 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- N/A, 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 10, a limited common element, as delineated in the aforesaid Declaration of Condominium as S- 10 recorded in Cook County, Illinois.

Commonly known as: 2652 West Rascher, Unit 303, 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.