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Doc#: 0610132013 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2006 11:19 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS

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

VIKTOR HOLDINGS LLC

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

Parcel 1: Unit 1017-4 in Western-Taylor Condominium as delineated on the survey of the following described parcel of real estate: Lots 24, 25, 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-6, a limited common element, as set forth in the Declaration of Condominium recorded September 26, 2005 as Document 0526910107.

Commonly Known As: 1017 S Western, Unit 4
Chicago, IL 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 31st Day of March, 2006

WESTERN TAYLOR, LLC

By: 

Viktor Jakovljevic

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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 aforesaid, DO HEREBY CERTIFY that VIKTOR JAKOVLJEVIC is personally known to me to be the same persons whose name is subscribed to me this day in person and acknowledges that he signed, sealed and delivered the said instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 31st Day of March, 2006.



Heather Hasenmiller
Notary Public

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

MAIL TO: Thomas S Moore
111 W Washington St., Suite 1100
Chicago, IL 60602

SEND TAX BILLS TO:
Viktor Holdings, LLC
1467 N Elston Ave
Chicago IL 60622

Exempt under E
sub par. _____

by Law 85 ILCS 200/31-45
sub par. 4

Date 4-11-06

Sign. Heather Hasenmiller

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person an authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 10, 2006 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Affiant this 10th day of April, 2006

Notary Public: Heather Hasenmiller

The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 10, 2006 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Affiant this 10th day of April, 2006

Notary Public: Heather Hasenmiller

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)