

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

GRANTOR(S),
 6436-42 LEAVITT, L.L.C.
 a limited liability company created and existing
 under and by virtue of the laws of
 State of Illinois, and duly authorized
 to transact business in the State of Illinois
 for and in consideration of Ten Dollars
 (\$10.00) and other good and valuable
 consideration in hand paid, CONVEY(S)
 and WARRANT(S) to the grantee(s),
 JIMMY LEIVA AND ANA MORALES,*
 1724 W. Thome
 Chicago, Il 60660



Doc#: 0613202135 Fee: \$26.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 05/12/2006 11:08 AM Pg: 1 of 2

205-4

*not as tenants in common but
 as joint tenants,

(The Above Space For Recorder's Use)

in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:
 See Legal Description attached hereto

Dated this 24 day of April, 2006

6436-42 Leavitt L.L.C.

By:
 Anita Goyal, Managing Member

William DeBruyn, Managing Member

AND

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Anita Goyal and William DeBruyn, the managing members of 6436-42 Leavitt, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth

ST 5086041

Given under my hand and notary seal, this 24 day of April, 2006

NOTARY PUBLIC

This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, Il 60602



Hibernia

BOX 334 CTI

STATE TAX	STATE OF ILLINOIS	# 000094538	REAL ESTATE TRANSFER TAX
	MAY. 10. 06		00167.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000094765	REAL ESTATE TRANSFER TAX
	MAY. 10. 06		00083.50
REVENUE STAMP			FP 102802

UNOFFICIAL COPY**EXHIBIT A**

UNIT NUMBER 6442-W2 IN THE FAIRFAX CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 117, 118 AND 119 IN THE ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0430827027 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PIN: 11-31-315-045 1006

ADDRESS OF PROPERTY: 6442 N. LEAVITT, #W2, CHICAGO, ILLINOIS 60645
There are no Tenants in the Unit.

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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the


Declaration; and

9. Acts done or suffered by the Purchaser.

Mail to: *Hymeno & Blair Pl (062080)* Sent Subsequent Tax Bills to: *Ana Morales*

*1411 McHenry Rd, Ste 125
Buffalo Grove, IL 60089*

*6442 N Leavitt, #W2
Chicago, IL 60645*

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 000009709	MAY 10 06	REAL ESTATE TRANSFER TAX
			0125250	
			FP 102805	