## **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. Thoma

Chicago, Il 60569

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

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

24 day of 6436-42/Leavitt, L.L.C. By:

William DeBruyn, Managing Member Anita Goyal, Managing Member

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 6435-42 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

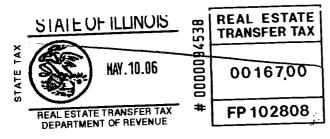
Given under my hand and notary seal, this 24 day of 20 )6

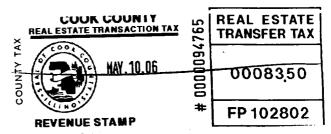
NOTARY PUBLIC

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

OFFICIAL SEAL DAVID CHAIKEN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7-29-2009

BOX 334 CTI





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## UNOFFICIAL COPY

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.

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 restriction;
- 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: Hymow & Blan M (06)080) Sent Subsequent Tax Bills to: 1411 Mc Henry Rd, Ste 125

Buttalo Grove, Il 60089

And Marales 6492 Nieavitt, #w2 Chicogo (Ic 60695

