

UNOFFICIAL COPY



0615135409

116125
Special Warranty Deed-Illinois
(Limited Liability Company to
Individual)

Doc#: 0615135409 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/31/2006 01:52 PM Pg: 1 of 3

HERITAGE TITLE COMPANY

Above Space for Recorder's Use Only

THIS INDENTURE, made this 26~~th~~ day of May, 2006 between
PAT Development LLC, an Illinois Limited Liability Company created under and by the virtue of
the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the
first part, and Antonio Sarmiento and Brendaly Luciano, **not as Tenants in Common, but as Joint
Tenants**, the following described Real Estate situated in the County of Cook in the State of Illinois,
to wit,

3418-20 W. Foster, Chicago, Illinois ~~60625~~, Unit 202
60625

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten
Dollars (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, and pursuant to the authority of the Managing Members of said Illinois Limited
Liability Company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the
said party of the second part, and to their heirs, assigns, **FOREVER**, all the following described land,
situate in the County of Cook and the State of Illinois known and described as follows to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2005 and subsequent years;

Permanent Index Number(s) (PIN): 13-11-220-030-0000 & 13-11-220-031-0000.

Address(es) of Real Estate: 3418-20 W. Foster, Chicago, Illinois 606025, Unit 202.

Together with all the singular hereditaments and appurtenances thereunto belonging, or in
anywise appertaining, and the revision and reversions, remainder and remainders, rents, issues and
profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the said party
of the first part, either in law or in equity, of, in and to the above described premise, with the
hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above
described, with the appurtenances, unto the said party of the second part, their heirs and assigns
forever.

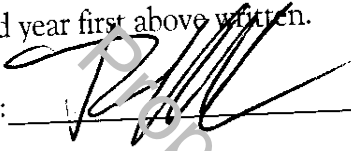
And said party of the first part, for itself and its successors, does covenant, promise and agree, to
and with said party of the second part, their heirs and assigns that it has not done or suffered to be

322

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done, anything whereby the said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim by the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, Terry Harb, the day and year first above written.

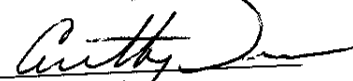
By: 

THE STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that are personally known to me to be the same Terry Harb person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and Voluntary at, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26~~th~~ day of Nov 2006.

Commission expires OCTOBER 7, 2009


Notary Public



This instrument was prepared by ANTHONY DEMAS, Attorney at Law, 5045 North Harlem Avenue, Chicago, Illinois 60656.

MAIL TO:

ANTONIO SARMIENTO
3420 W. FOSTER
CHICAGO, IL. 60625

SEND SUBSEQUENT TAX BILLS TO:

ANTONIO SARMIENTO
3420 W. FOSTER
CHICAGO, IL. 60625

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Exhibit A

H61375

UNIT 202 IN THE 3418-20 W. FOSTER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 12 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0529745088, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-11-220-030-0000 (UNDERLYING P.I.N.)
13-11-220-031-0000 (UNDERLYING P.I.N.)

C/K/A 3420 W. FOSTER AVENUE, UNIT 202, CHICAGO, ILLINOIS 60625-4806

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

City of Chicago
Dept. of Revenue
443362
05/30/2006 13:19
Batch 02210 8



Real Estate
Transfer Stamp
62,617.50

STATE OF ILLINOIS
MAY 30 06
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0034900
FP 103037

000000121

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 30 06
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0017450
FP 103042

000001514