

UNOFFICIAL COPY



Warranty Deed
Statutory (ILLINOIS)
(LLC to Individual)

Doc#: 0615720036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2006 08:17 AM Pg: 1 of 3

THE GRANTOR, Elgin Street Properties, 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 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to Christine Fischer, married to Ramiro Cadena (marital status), 909 Kennilworth Ave #112 (Grantee's Address), PALATINE (City), IL (State), and Judith A. Fischer, a single person (marital status), 909 Kennilworth Ave (Grantee's Address), Palatine (City), IL (State), not as Tenants in Common, nor as Tenants by the Entirety, but as **JOINT TENANTS**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NO. A3, IN ELGIN PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE WEST 40 FEET OF THE EAST 93 FEET OF LOTS 6 AND 9 (EXCEPT THE EAST 93 FEET THEREOF) IN BLOCK 1 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 12, 2006, AS DOCUMENT NUMBER 0613210000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-9 AND STORAGE SPACE NO. S-A3 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT NUMBER 0613210000.

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 property described therein. 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 the unit either waived or failed to exercise the option to purchase the subject unit.

TO HAVE AND TO HOLD SAID PREMISES, not as Tenants in Common, nor as Tenants by the Entirety, but as **JOINT TENANTS** forever. **THIS IS NOT HOMESTEAD PROPERTY.**

SUBJECT TO: General taxes for 2005 and subsequent years, covenants, conditions and restrictions as delineated in Declaration of Condominium recorded May 12, 2006 in the office of the Cook County Recorder as Document Number 0613210000.

Permanent Index Numbers (PINs): 15-12-405-014; 15-12-405-015
Address(es) of Real Estate: 32 Elgin Avenue, Unit A3, Forest Park, Illinois 60130

Dated this 17th day of May, 2006.

Michael Cronin
Michael Cronin, President,
Elgin Street Properties, LLC

AMERICAN TITLE order # 1403581
1 of 2

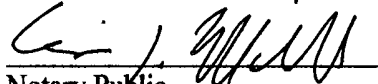
VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 2025
5-15-06
Approved/Date

3
J

UNOFFICIAL COPY

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 Michael Cronin, as President of Elgin Street Properties, LLC and not individually, personally known to me to be the same person(s) whose name(s) 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 act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of May, 2006.


Notary Public



Commission expires: 11/22/08

This instrument was prepared by: Eric J. Miller, Farwell, Farwell & Associates, P.C., 2340 S. Arlington Heights Road, Suite 202, Arlington Heights, Illinois 60005.

MAIL TO:


Mr. Ken Kaiser
502 North Plum Grove Road
Palatine, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:

Elgin Street Properties, L.L.C.
2340 S. Arlington Heights Road, Suite 202
Arlington Heights, Illinois 60005

COUNTY TAX

REVENUE STAMP




COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY 31 2006

0000027671

REAL ESTATE TRANSFER TAX
00076.00
FP 103028

STATE TAX



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAY 31 2006

0000027472

REAL ESTATE TRANSFER TAX
00140.00
FP 103027

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: NOTE: THIS LEGAL DESCRIPTION IS INCOMPLETE AND IS FOR INFORMATION PURPOSES ONLY. THIS LEGAL DESCRIPTION SHOULD NOT BE USED TO PREPARE LEGAL DOCUMENTS.

Parcel 1:

Unit No. A3, in Elgin Place Condominium, as delineated on a plat of survey of the following described tract of land: The West 40 feet of the East 93 feet of Lots 6 and 9 and Lots 6 and 9 (Except the East 93 feet thereof) in Block 1 in Railroad Addition to Harlem in the Southeast quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "E" to the declaration of condominium ownership recorded as document no. 0613210000, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of parking space no./storage space no. P9/A3 as a limited common element, as set forth in the declaration of condominium, and survey attached thereto, recorded as document no. 0613210000.

Permanent Index #'s: 15-12-405-014 Vol. 163 and 15-12-405-015 Vol. 163

Property Address: 32 Elgin Avenue, Unit A3/P-9/S-A3, Forest Park, Illinois 60130

Property of Cook County Clerk's Office