



Doc#: 0617841093 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/27/2006 03:26 PM Pg: 1 of 4

WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)

2067418 mmn wfm

MERCURY TITLE COMPANY, LLC.

M.G.R. TITLE

THE GRANTOR, **GLKW PROPERTIES, LLC**, a Limited Liability Company, duly organized and validly 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 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Roland Margahis

of 16461 Woodlawn West, South Holland, Illinois 60473,  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 207 + 2-6  
6436 ROOSEVELT ROAD  
OAK PARK, ILLINOIS 60394

P. I. N. : 16-18-428-029-0000, 16-18-428-030-0000, 16-18-428-031-0000,  
16-18-428-032-0000, 16-18-428-033-0000, 16-18-428-034-0000,  
16-18-428-035-0000, 16-18-428-036-0000, 16-18-428-037-0000,  
16-18-428-038-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 23<sup>rd</sup> day of June, 2006.

**GLKW PROPERTIES, LLC,**  
an Illinois Limited Liability Company

BY: [Signature]  
Its Manager


BY: [Signature]  
Its Manager

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Jack Lucania and Kimberly Weiner, personally known to me to be the Managers of GLKW PROPERTIES, LLC, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Managers they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 23<sup>rd</sup> day of June, 2006.

  
NOTARY PUBLIC



Mail To:

Boniface F. Allocco  
ALLOCCO & MILLER, P.C.  
3409 North Paulina Street  
Chicago, Illinois 60657

Name and Address of Taxpayer:

Roland Mangahis  
  
6436 ROOSEVELT ROAD  
UNIT 207  
OAK PARK, ILLINOIS 60304

Prepared By:

Steven E. Moltz  
LAW OFFICES OF STEVEN E. MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603

STATE OF ILLINOIS  
STATE TAX JUN. 26. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000000968  
REAL ESTATE TRANSFER TAX  
0022050  
FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX JUN. 26. 06  
REVENUE STAMP  
# 0000003600  
REAL ESTATE TRANSFER TAX  
0011025  
FP 103042

REAL ESTATE TRANSFER TAX  
# 0000007961  
JUN. 16. 06  
0176800  
FP 102801



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## LEGAL DESCRIPTION

UNIT(S) 207 AND P-6 IN THE PRAIRIE PLACE AT 6436 ROOSEVELT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19 TO 28 BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  THEREOF), IN COOK COUNTY, ILLINOIS;

THE WEST  $\frac{1}{2}$  OF VACATED ELMWOOD AVENUE LYING EAST OF AND ADJOINING LOT 19 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  THEREOF), IN COOK COUNTY, ILLINOIS;

THE EAST  $\frac{1}{2}$  OF VACATED GUNDERSON AVENUE LYING WEST OF AND ADJOINING LOT 28 IN THE SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF LOT 6 IN B.F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0617416044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT(S) 207 AND P-6, 6436 ROOSEVELT ROAD, OAK PARK, IL 60304

P. I. N. 16-18-428-029-0000, 16-18-428-030-0000, 16-18-428-031-0000,  
16-18-428-032-0000, 16-18-428-033-0000, 16-18-428-034-0000,  
16-18-428-035-0000, 16-18-428-036-0000, 16-18-428-037-0000,  
16-18-428-038-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded JUNE 23, 2006, as Document number 0617416044 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other

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matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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 HAD NO RIGHT OF FIRST REFUSAL

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