

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



Doc#: 0618140061 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2006 10:59 AM Pg: 1 of 3

2068110  
fnn

10/3

MERCURY TITLE COMPANY, L.L.C.

THE GRANTOR, ASHLAND COLUMBIA, L.L.C., 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 Steven Gonzales and Rebecca Gonzales **HUSBAND & WIFE NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY** of 1555 N. Mohawk, #2F, Chicago, Illinois 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) 1622-1N  
1618-24 W. COLUMBIA  
CHICAGO, ILLINOIS 60625

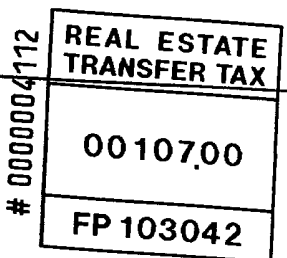
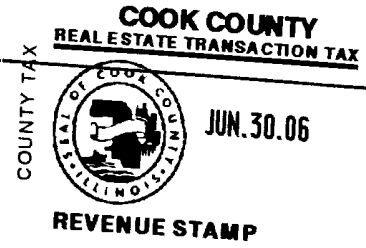
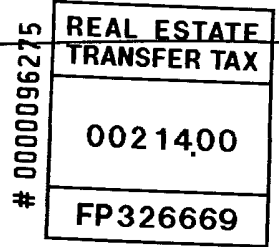
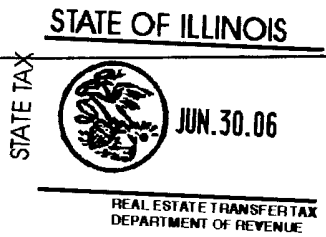
Permanent Real Estate Index Numbers: 11-31-408-011-0000 (undivided)

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 28 day of May June, 2006.

ASHLAND COLUMBIA, L.L.C.,  
an Illinois Limited Liability Company

BY: [Signature]  
Its Manager

M.G.R. TITLE



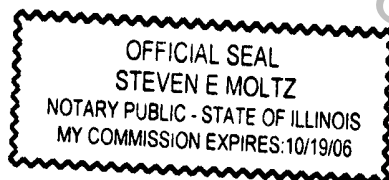
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# UNOFFICIAL COPY

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 George Samutin, personally known to me to be the Manager of ASHLAND COLUMBIA, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his 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 27<sup>th</sup> day of May 20, 2006.



NOTARY PUBLIC

Mail To:

Courtney E. Elliott  
Law Offices of Gayle L. Weinberg  
30 N. LaSalle, Sute 3400  
Chicago, Illinois 60602

Name and Address of Taxpayer:

Steven Gonzales  
Rebecca Gonzales  
1618-24 W. Columbia  
Unit 1622-1N  
Chicago, IL 60626

Prepared By:

Steven E. Moltz  
PALMISANO & LOVETRAN  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

City of Chicago  
Dept. of Revenue

451110

06/29/2006 14:22

Batch 11874 81



Real Estate  
Transfer Stamp

\$1,605.00

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**UNIT 1622-1N** IN THE COLUMBIA PARC CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23 AND 24 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE NORTH 1/3 OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0614216011, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT **1622-1N**, 1618-24 W. COLUMBIA AVE.  
CHICAGO, ILLINOIS 60626

PIN: 11-31-408-011-0000

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 MAY 22, 2006, as Document number 0614216011 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 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