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Doc#: 0620253051 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2006 08:59 AM Pg: 1 of 4

4370700 1/2

GIT

WARRANTY DEED ILLINOIS STATUTORY Corporation to Individual

THE GRANTOR, 2900 W. IRVING PARK, LLC., a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to ANDREW NORDSTROM AND EMILY NORDSTROM, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of 1204 W. Newport #1, City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2005 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

Permanent Real Estate Index Number(s): 13-13-329-034-0000

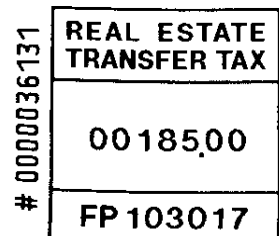
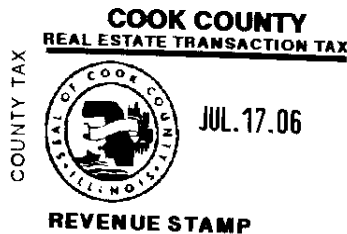
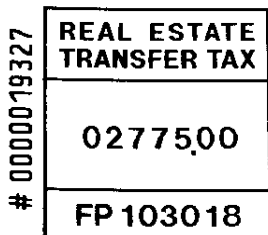
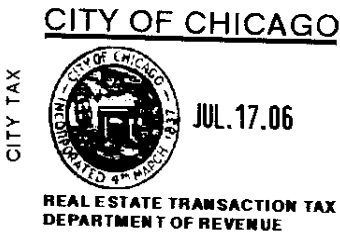
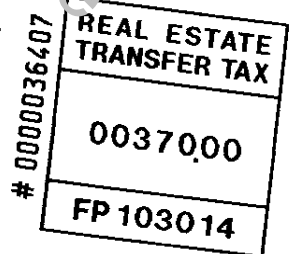
Address(es) of Real Estate: 2900 W. IRVING PARK UNIT # 305, Chicago, IL 60618

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 authorized agent, and this

12th day of July, 20 06

2900 W. IRVING PARK, LLC.

By: 
Dejan Cvejic, Member / Manager



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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 Dejan Cvejic, personally known to me to be the Member / Manager of the 2900 W. IRVING PARK, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Dejan Cvejic and authorized agent they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of July, 20 06.

OFFICIAL SEAL
Anthony S. Chiong
Notary Public, State of Illinois
My Commission Expires 09-26-2007



(Notary Public)

Prepared by:
Joe Metovic
180 N. LaSalle, Suite 1916
Chicago, IL 60601

Mail To:
Emily and Andrew Nordstrom
2900 W. Irving Park Road #305
Chicago, IL 60619
Name and Address of Taxpayer:

same as above

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EXHIBIT "A"

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

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 THEREIN.

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 RECITING AND STIPULATED AT LENGTH HEREIN.

PROPERTY of Cook County Clerk's Office

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ORDER NO.: 1301 - 004370700
ESCROW NO.: 1301 - 004370700

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STREET ADDRESS: 2900 WESTIRVING PARK ROAD #305
CITY: CHICAGO ZIP CODE: 60618
TAX NUMBER: 13-13-329-034-0000

COUNTY: COOK

Property of Cook County Clerk's Office

Exhibit A.

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 305 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF WESTIRVING PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 061231028, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-5, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.