

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0622045013 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2006 08:48 AM Pg: 1 of 3

THE GRANTOR **NU CONCEPT DEVELOPERS, LLC.,**

a 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 the sum of Ten DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said LLC., CONVEYS and WARRANTS to

^{C.}
STEVEN CROWLEY, a single man,

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

As Per Attached:

This is not Homestead Property of Grantor.

Permanent Real Estate Index Number(s) 15-36-108-008-0000; 15-36-108-009-0000

Address of Real Estate: 50-58 FOREST AVENUE, UNIT # 581N, RIVERSIDE, IL 60546

SUBJECT TO: covenants, conditions and restrictions of record, and to General Taxes for 2005 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing Member, this 25TH day of JULY, 2006.

NU CONCEPT DEVELOPERS, LLC

(Name of Corporation)

Managing Member

A06-0898B-MD

ALLIANCE TIRE CO.

Property of Cook County Clerk's Office

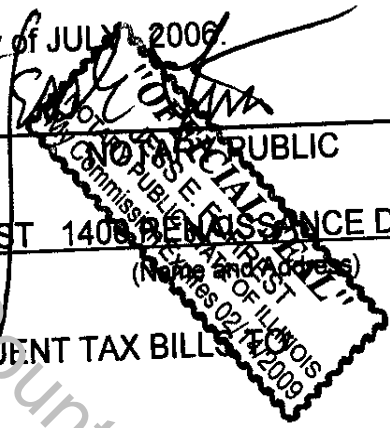
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that BARTLOMIEJ PRZYJEMSKI personally known to me to be the Managing Member of the NU CONCEPT DEVELOPERS, LLC., and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 25TH day of JULY, 2006.

Commission expires 2009



This instrument was prepared by JESS E. FORREST 1406 BENISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068

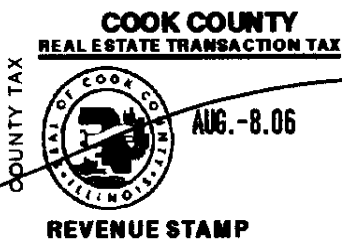
MAIL TO: AND SEND SUBSEQUENT TAX BILLS

Dean Galanopoulos
340 W. Butterfield
Elmhurst, IL 60126
#06-610

STEVEN CROWLEY
~~NICHOLAS DIANGELO~~

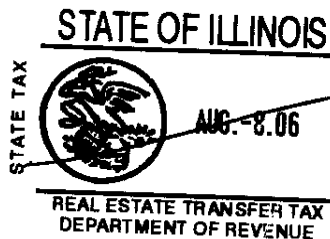
50-58 FOREST AVE., UNIT # 52-1N

RIVERSIDE, IL 60546



000007293

REAL ESTATE TRANSFER TAX
0008 100
FP 103042



000002550

REAL ESTATE TRANSFER TAX
0016200
FP 103037

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LEGAL DESCRIPTION

PARCEL 1:

UNIT ~~58-1N~~ IN THE 50-58 FOREST AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0610445010 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER 19 AND STORAGE SPACE NUMBER 14 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0610445010.

P.I.N.: 15-36-108-008-0000 15-36-108-009-0000

COMMONLY KNOWN AS: UNIT NO. ~~58-1N~~
50-58 FOREST AVENUE, RIVERSIDE, IL 60546

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 AFORESAID, 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 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

~~THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.~~

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.