

# UNOFFICIAL COPY



Doc#: 0622045016 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2006 08:51 AM Pg: 1 of 3

## WARRANTY DEED

AO6-0898I-MD

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

**JERILYN M. HOUCEK** *a single person*  
*221 Finsbury Lane, La Grange Park IL 60526*

the following described Real Estate situated in the County of Cook in State of 3 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 # 56-1N, 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 \_\_\_\_\_ day of AUGUST , 2006.

ALLIANCE TITLE CO.

NU CONCEPT DEVELOPERS, LLC

(Name of Corporation)

Managing Member

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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 30 day of AUGUST, 2006.

Commission expires 2009.

*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by JESSE FORREST 1400 RENAISSANCE DRIVE, SUITE # 203, PARK RIDGE, IL 60068  
(Name and Address)

~~MAIL TO:~~ **AND SEND SUBSEQUENT TAX BILLS TO:**

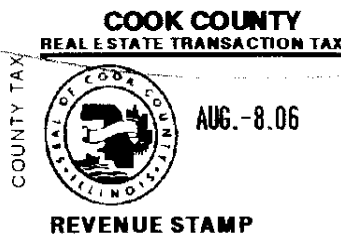
JERILYN M. HOUCEK  
56  
~~50-58~~ FOREST AVE., UNIT # ~~25~~ 1N  
RIVERSIDE, IL 60546

*Afer recording, mail to:*

*LAUREEN DUNNE  
ATTORNEY at LAW  
228 S. Wabasha Avenue  
La Grange, IL 60525*



REAL ESTATE TRANSFER TAX
0015750
FP 103037



REAL ESTATE TRANSFER TAX
0007875
FP 103042

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LEGAL DESCRIPTION

## PARCEL 1:

UNIT 56-1N 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 27 AND STORAGE SPACE NUMBER 51 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. 56-1N  
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.