

UNOFFICIAL COPY



Doc#: 0622742140 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2006 10:54 AM Pg: 1 of 3



Chicago Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
**(LLC to Individual)**

Property of Cook County Clerk's Office

10/4/05 - CR 5502414  
537 LND C72 RAMS

**THE GRANTOR**, Garvey Development, LLC, an Illinois 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said LLC, **CONVEY(S)** and **WARRANT(S)** to Francisco Munoz and Leslie Ramirez

**(GRANTEE'S ADDRESS)** 450 North Western Ave., Chicago, Illinois 60612

of the County of Cook, the following described 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**

**SUBJECT TO:** (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction.

Permanent Real Estate Index Number(s): 16-11-403-011-0000  
Address(es) of Real Estate: 3537-41 W. Carroll Ave., Unit 2 and P-2, Chicago, Illinois 60624

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 12th day of July, 2006.

Garvey Development, LLC, an Illinois Limited Liability Company

By Francis T. Garvey  
Francis T. Garvey  
Manager

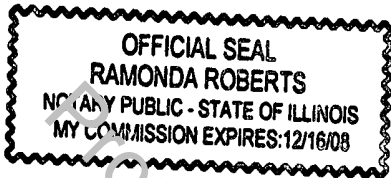
Box 334

# 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 Francis T. Garvey, personally known to me to be the Manager of the Garvey Development, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Francis T. Garvey, Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said LLC, as their 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 12<sup>th</sup> day of July, 2006

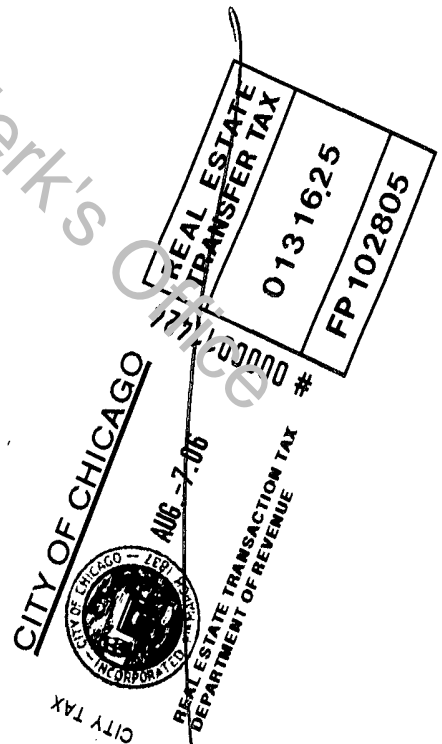
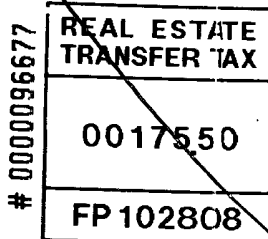
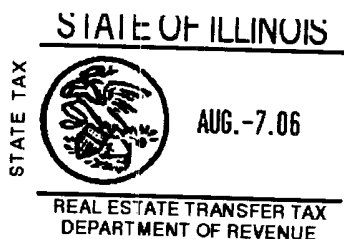
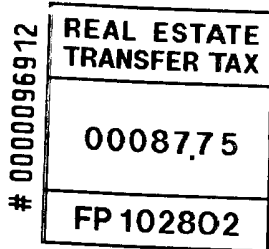
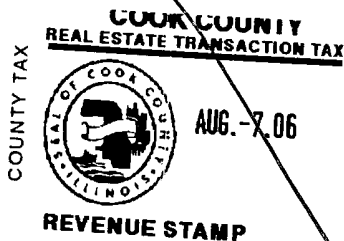


*Ramonda Roberts* (Notary Public)

**Prepared By:** Daniel G. Lauer  
1424 W. Division Street  
Chicago, Illinois 60622

**Mail To:**  
~~Carlos A. De Leon, ESQ~~ *Francisco Munoz*  
960 Rand Road, Suite 219 *3537-41 W. Carroll #2*  
~~Des Plaines, Illinois 60016~~ *CHICAGO, IL 60624*

**Name & Address of Taxpayer:**  
Francisco Munoz and Leslie Ramirez  
3537-41 W. Carroll Ave., Unit 2 and P-2  
Chicago, Illinois 60624



**UNOFFICIAL COPY****EXHIBIT 'A'****Legal Description**

PARCEL 1:

UNIT NUMBER 2 AND P-2<sup>1</sup> IN THE 3537-41 W. CARROLL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 7, 8, AND 9 IN DOWNS AND BIELENBERG'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0619331079; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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.