



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
(LLC to Individual)



06230330160

Doc#: 0623033016 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2006 07:14 AM Pg: 1 of 3

1083

CR 5502482

Property of Cook County Clerk's Office

THE GRANTOR, Leland Properties, LLC, an 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 Directors of said corporation, CONVEY(S) and WARRANT(S) to Aaron Tovar and David Borowski, ~~tenants in common~~, as joint tenants and not as tenants in common

(GRANTEE'S ADDRESS) 1236 North Wood Street, Chicago, Illinois 60622

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 the 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

TO HAVE AND TO HOLD said premises as tenants in common forever.

Permanent Real Estate Index Number(s): 14-17-209-037-0000  
Address(es) of Real Estate: 4660 North Winthrop, Unit 3S, Chicago, Illinois 60640

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, this 11th day of August, 2006.

Leland Properties, LLC, an Limited Liability Company

By John Lablak  
John Lablak  
Manager

BOX 334 CTI

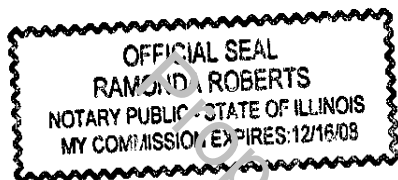
3/8

# 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 John Labiak, personally known to me to be the Manager of the Leland Properties, LLC, an 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 John Labiak, 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 17<sup>th</sup> day of August, 2006



Ramond Roberts (Notary Public)

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

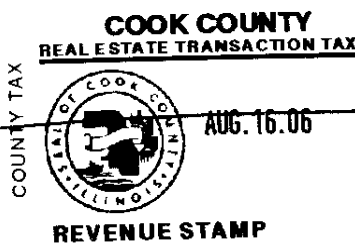
**Mail To:**  
Kristan Jakubco Richards, ESQ  
2224 West Irving Park Road  
Chicago, Illinois 60618

**Name & Address of Taxpayer:**  
Aaron Tovar and David Borowski  
4660 North Winthrop, Unit 3S  
Chicago, Illinois 60640



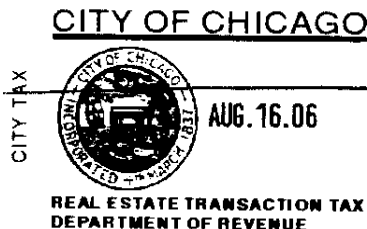
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REAL ESTATE TRANSFER TAX
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# 0000028831



REAL ESTATE TRANSFER TAX
02887.50
FP 103033

# 0000009993

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 1401 CR5502482 F1  
**STREET ADDRESS:** 4660 NORTH WINTHROP AVENUE  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-17-209-037-0000

UNIT 3S

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT 3S IN 4660 NORTH WINTHROP CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 171 IN WILLIAM DEERING SURRENDEN SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 171; THENCE SOUTH 55 DEGREES 27 MINUTES 45 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 171, A DISTANCE OF 89.25 FEET; THENCE NORTH 24 DEGREES 32 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 171, A DISTANCE OF 46.55 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 171, A DISTANCE OF 8.68 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 20.33 FEET; THENCE SOUTH 24 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 6.50 FEET; THENCE NORTH 55 DEGREES 27 MINUTES 45 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 171 THE FOLLOWING TWO COURSES; 1) A DISTANCE OF 7.52 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET AND WHOSE CHORD OF 7.50 FEET BEARS SOUTH 16 DEGREES 17 MINUTES 59 SECONDS EAST; AND, 2) A DISTANCE OF 32.83 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1196.30 FEET AND WHOSE CHORD OF 32.83 FEET BEARS SOUTH 12 DEGREES 37 MINUTES 36 SECONDS EAST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0603010131; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER P-3 (LIMITED COMMON ELEMENT), AS SET FORTH IN DECLARATION OF CONDOMINIUM, AFORESAID.

PARCEL 3: EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 IN AND TO THE ROOF DECK SPACE R-2 AND S-5 (LIMITED COMMON ELEMENTS), AS SET FORTH IN DECLARATION OF CONDOMINIUM, AFORESAID.

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.