

UNOFFICIAL COPY



Doc#: 0623035015 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/18/2006 10:17 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

2069812
TMM

10/2
MERCURY TITLE COMPANY, L.L.C.

THE GRANTOR, **ASHLAND COLUMBIA, L.L.C.**, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to Carlos C. Rodriguez AND Rebecca M Rodriguez husband & wife, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE of 801 S. Oakley Blvd., Chicago, Illinois 60612 ENTIRETY the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

3
2

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1620-3S
1618-24 W. COLUMBIA
CHICAGO, ILLINOIS 60626

Permanent Real Estate Index Numbers: 11-31-408-011-0000 (undivided)

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 15th day of August, 2006.

ASHLAND COLUMBIA, L.L.C.,
an Illinois Limited Liability Company

BY:
Its Manager

City of Chicago
Dept. of Revenue
Real Estate Transfer Stamp
\$1,590.00
460634
08/16/2006 14:09 Batch 11807 39



STATE TAX
STATE OF ILLINOIS
AUG. 17.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000098327
REAL ESTATE TRANSFER TAX
0021200
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 17.06
REVENUE STAMP

000008079
REAL ESTATE TRANSFER TAX
0010600
FP 103042

M.G.R. TITLE

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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 George Samutin, personally known to me to be the Manager of ASHLAND COLUMBIA, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of August, 2006.





NOTARY PUBLIC

Mail To:

~~James P. Antonopoulos
ATTORNEY AT LAW
5045 N. Harlem
Chicago, Illinois 60656~~

Carlos C. Rodriguez
1618-24 W. Columbia, # 1620-3S
Chicago, IL 60626

Name and Address of Taxpayer:

Carlos C. Rodriguez

1618-24 W. Columbia
Unit 1620-3S
Chicago, IL 60626

Prepared By:

Steven E. Moltz
PALMISANO & LOVETRAN
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

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LEGAL DESCRIPTION

UNIT 1620-3S IN THE COLUMBIA PARC CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23 AND 24 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE NORTH 1/3 OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0614216011, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT ~~1620-3S~~, 1618-24 W. COLUMBIA AVE.
CHICAGO, ILLINOIS 60626

PIN: 11-31-408-011-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded in the County of Cook on May 22, 2006, as Document number 0614216011 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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 HAD NO RIGHT OF FIRST REFUSAL