

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR

710 N. Willard, LLC, a Limited Liability Company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for the consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANTY(s) to

DEBORAH G. POTLER
6559 S. KILPATRICK, CHICAGO, IL



Doc#: 0623620063 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/24/2006 08:08 AM Pg: 1 of 3

~~as Tenants in Common, XXXXXXXX as Joint Tenants with rights of survivorship, XXXXXXXX as Tenants~~

by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: (a) general and special real estate taxes not due and payable at the time of closing; (b) building lines, building laws, ordinances and easements; (c) zoning laws; (d) public and private roads and highways; (e) covenants conditions and restrictions of record; (f) party wall rights and agreements.

The tenant of Unit 1 had no right of first refusal.

Grantor also hereby grants to the grantee, its successor 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.

Permanent Real Estate Index Number(s): 17-08-106-038-0000
Address of Real Estate: 710 N. Willard, Unit 1, Chicago, IL

DATED this 31 day of July, 2006

In Witness Whereof, said party of the first part has caused its signature to be hereunto affixed, and has caused its name to be signed to these presents by its members the day and year first written above.

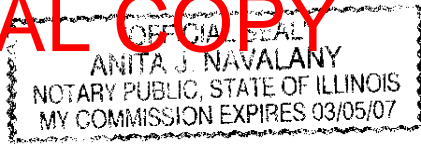
Joel Guzman, Member

Jorge Almazan, Member

BOX 15

TICOR TITLE 586991

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STATE OF ILLINOIS)
COUNTY OF COOK)ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joel Guzman and Jorge Almazan, personally known to me to be the Members of 710 N. WILLARD, LLC., and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 31st day of July 06, 2006.

Commission expires _____, 20____
[Signature] (NOTARY PUBLIC)

This instrument was prepared by Jeffrey T. Cernek
1701 East Lake Avenue, # 460
Glenview, IL 60025

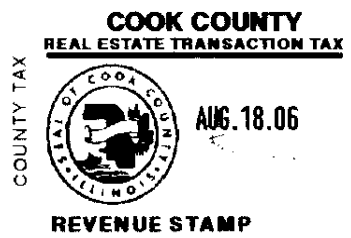
Legal Description

of the premises
commonly known as: 710 N. Willard, Unit 1, Chicago, IL 60622

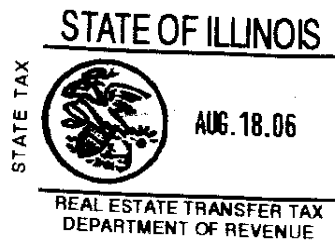
PLEASE SEE ADDENDUM ATTACHED HERETO

MAIL TO:
Zikar Mark Ghaawi, Esq.
1231 N. Ashland Ave.
Chicago, IL 60622

SEND TAX BILLS TO:
Deborah G. Potter
710 N. Willard, Unit 1
Chicago, IL 60622



REAL ESTATE TRANSFER TAX
00135.00
FP326707



REAL ESTATE TRANSFER TAX
00270.00
FP 102809

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UNIT NUMBER 1 IN THE 710 N. WILLARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 35 IN BLOCK 2 IN TAYLOR'S SUBDIVISION OF BLOCK 1 IN THE ASSESSORS DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532118048; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



AUG. 18. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001125

REAL ESTATE TRANSFER TAX
0202500
FP 102803