

UNOFFICIAL COPY



267142-MP-10/20
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 0623741141 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2006 12:38 PM Pg: 1 of 3

Limited liability company to Individual(s)

MAIL TO:

Jonathan A. Vold
900 E. Northwest Highway
Mt. Prospect, Illinois 60056

NAME/ADDRESS OF TAXPAYER:

Karan Arora and Divya Arora
Condominium Unit 2E
2228 West Belden
Chicago, Illinois 60647

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, **RMR BELDEN, LLC**, a limited liability company organized 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 the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

KARAN ARORA AND DIVYA ARORA, husband and wife,
as Tenants by the Entirety and not as Joint Tenants and not as Tenants in Common

of Chicago, Illinois, the following described property situated in the County of Cook in the State of Illinois, to wit: See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 14-31-104-029-0000, 14-31-104-050-000

Commonly Known As: Unit 2E, 2228 W. Belden, Chicago, IL 60647

Subject to: See Legal Description attached hereto and made a part hereof.

In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 15th day of August, 2006.

City of Chicago
Dept. of Revenue



Real Estate Transfer Stamp
RMR BELDEN, LLC,
an Illinois limited liability company

461702

\$4,830.00

08/23/2006 10:16 Batch 11812 31

By: x [Signature]
Michael J. Williamson, Its Manager

STATE TAX



STATE OF ILLINOIS

AUG. 23. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003442

REAL ESTATE TRANSFER TAX
0064400
FP 103037

FP 103042
0032200
REAL ESTATE TRANSFER TAX

0000008527

REVENUE STAMP
AUG. 23. 06
COOK COUNTY
REAL ESTATE TRANSACTION TAX

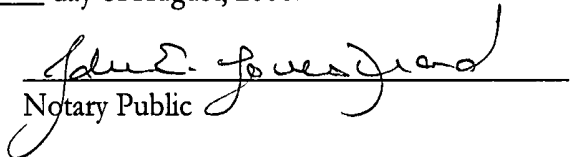
COUNTY TAX

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Williamson, personally known to me to be the Manager of **RMR BELDEN, LLC**, 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 Board of Managers 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 th15 day of August, 2006.


Notary Public

My commission expires: 9-4-2006

This instrument prepared by

John E. Lovestrand
PALMISANO & LOVESTRAND
19 South LaSalle Street, Suite 900
Chicago, Illinois 60603

Notary Public of Cook County Clerk's Office

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Legal Description

Parcel 1:

Unit 2E in the **2228 W. BELDEN CONDOMINIUMS** as delineated on a survey of the following described property :

LOTS 40 AND 41 IN BLOCK 4 IN HOLSTEIN, A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0606927001, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0606927001.

Permanent Real Estate Index Number: 14-31-104-029-0000, 14-31-104-030-0000

Address: **Unit 2E**, 2228 W. Belden, Chicago, Illinois 60647

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.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND THERE WAS NO TENANT.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record, including the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for 1909 W. North Condominiums recorded in the Office of the Cook County Recorder of Deeds.