

2068492
MERCURY TITLE COMPANY, L.L.C.
WARRANTY DEED 10/3/06
(Corporation to Individual)
(Illinois)

UNOFFICIAL COPY



Doc#: 0625541127 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2006 12:37 PM Pg: 1 of 3

THIS AGREEMENT, made this 6
day of September, 2006, by and
between 5756 CAMPBELL, L.L.C., a
corporation 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, party
of the first part, and Gabriel
Vlas, 6216 N. Mozart, Unit 2N,
Chicago, Illinois 60659, party of
the second part, the following
described Real Estate situated in
the County of Cook in the State
of Illinois, to wit:

M.G.R. TITLE

* A married man *[Signature]*

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

Unit 2511-1 in THE ARDMORE CONDOMINIUMS, as delineated on a survey of the following described real estate:

LOT 1 IN BLOCK 19 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium made by 5756 CAMPBELL, L.L.C., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0617444025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0617444025.

"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-01-421-020-0000

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 13-01-421-020-0000
Address(es) of Real Estate: 2511 W. Ardmore, Unit 2511-1, Chicago, Illinois 60659

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

5756 CAMPBELL, L.L.C.

BY: [Signature]
Manager

BY: [Signature]
Manager

Instrument prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:
Dennis DaPrato
7507 W. Belmont
Chicago, IL 60634

SEND SUBSEQUENT BILLS TO:
Gabriel Vlas
2511 W. Ardmore, Avenue, Unit 2511-1
Chicago, Illinois 60659

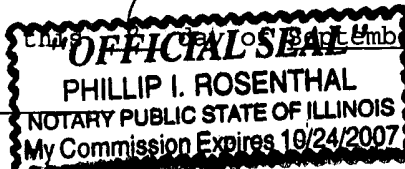
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Teofil Scorte or Ralph Venter are personally known to me to be the Managers of 5756 CAMPBELL, L.L.C., an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the seal of said Company to be affixed thereto, pursuant to authority, given by their authority as their 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 _____ day of _____, 2006.

Notary Public _____
My Commission Expires _____



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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 11. 06

REVENUE STAMP

0000009966

**REAL ESTATE
TRANSFER TAX**

00127.00

FP 103042

STATE OF ILLINOIS



SEP. 11. 06

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

8800000000

**REAL ESTATE
TRANSFER TAX**

00254.00

FP 103041

City of Chicago
Dept. of Revenue
465332
09/11/2006 10:15



Real Estate
Transfer Stamp
\$1,882.50

Batch 07272 48