

**WARRANTY DEED  
LLC to Individual  
(Statutory Illinois)**



Doc#: 0626101605 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/18/2006 01:56 PM Pg: 1 of 2

THE GRANTOR, DIVERSIFIED II, LLC a limited liability company created and existing under and by virtue of the Laws of the State of Illinois, of the Village of Hinsdale, County of DuPage, State of Illinois, in consideration of TEN (\$10.00) and NO/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

BETTY SIMS, 6423 W/ Bloomingdale, Chicago, IL 60707, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)**

Subject to general real estate taxes not due and payable at closing and permitted title exceptions which do not adversely affect Purchaser's intended use of the Property.

THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR.

PERMANENT REAL ESTATE INDEX NUMBERS: 12-25-225-039-0000 and 12-25-225-040-0000  
ADDRESS OF REAL ESTATE: 7514 W. Diversey Avenue, Unit 2N-E, Elmwood Park, Illinois 60707



Village of Elmwood Park  
Real Estate Transfer Stamp

1115.00

*[Handwritten initials]*

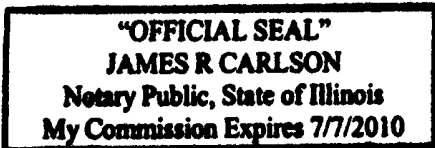
DATED this 21<sup>st</sup> day of August, 2006

DIVERSIFIED II, LLC  
an Illinois limited liability company

By: *[Signature]* (SEAL)  
Renato J. Casali, Manager/Member

State of Illinois, County of Cook: ss I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that Renato J. Casali, personally known to me to be the Manager/Member of DIVERSIFIED II, LLC, an Illinois limited liability company whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act of said limited liability company, not in its individual capacity but solely as agent, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21<sup>st</sup> day of August 2006



*[Signature]*  
Notary Public

**BOX 333-CTP**

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

PARCEL 1: UNIT 2N-E, IN DIVERSEY COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN 7512-16 WEST DIVERSEY AVENUE PLAT OF CONSOLIDATION, BEING A CONSOLIDATION RECORDED JUNE 17, 2005 AS DOCUMENT NUMBER 0516818005 OF THE FOLLOWING DESCRIBED PARCELS;

PARCEL 1:

THE EAST 41 FEET OF THE WEST 81 FEET OF LOT 13 IN ELMWOOD PARK GARDENS, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2

LOT 13 (EXCEPT THE WEST 81 FEET THEREOF) IN ELMWOOD PARK GARDENS, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534932023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COMMONLY KNOWN AS 7516 W. DIVERSEY, ELMWOOD PARK, ILLINOIS.

PARCEL 2. THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S 4-E AS A LIMITED COMMON ELEMENT AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 053493023.

PERMANENT REAL ESTATE INDEX NUMBERS: 12-25-225-079-0000 and 12-25-225-040-0000

ADDRESS OF REAL ESTATE: 7514 West Diversey Avenue, Unit 2N-E, Elmwood Park, Illinois 60707

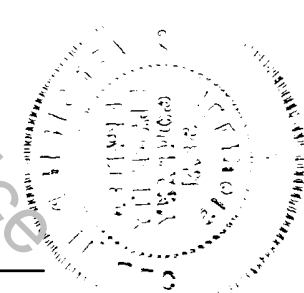
THIS INSTRUMENT WAS PREPARED BY:

James R. Carlson, Esq  
7601 West Montrose Avenue  
Norridge, Illinois 60706

SEND SUBSEQUENT TAX BILL TO:

BETTY SIMS  
7514 West Diversey Avenue  
Unit 2N-E  
Elmwood Park, Illinois 60707

AFTER RECORDING RETURN TO: \_\_\_\_\_



STATE OF ILLINOIS



SEP.-7.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000029964

REAL ESTATE  
TRANSFER TAX

0022300

FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP.-7.06

REVENUE STAMP

# 0000030074

REAL ESTATE  
TRANSFER TAX

0011150

FP 103034