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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0626840133D

Doc#: 0626840133 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2006 12:09 PM Pg: 1 of 3

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16th & Halsted

175071767

Property of Cook County Clerk's Office

THE GRANTOR, 16TH & HALSTED, LLC, a Illinois Limited Liability Company 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said Limited Liability Company, **CONVEY(S) and WARRANT(S)** to **FRED LEBED**

(GRANTEE'S ADDRESS) 1128 LONG MEADOW LANE, WESTERN SPRINGS, Illinois 60558

of the County of COOK, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: general real estate taxes not due and payable; the Illinois Condominium Property act; condominium documents of record; including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; utility easements, if any, whether recorded or unrecorded, covenants, conditions, restrictions, and easements of record; streets and highways, drainage dishes, feeders, laterals and drain tile, pipe or other conduit

Permanent Real Estate Index Number(s): 17-20-406-022, 17-20-406-023, 17-20-406-024, 17-20-406-025
Address(es) of Real Estate: UNIT 205, 1610 S. HALSTED, CHICAGO, Illinois 60608

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its _____, and attested by its _____ this 11th day of September, 2006.

16TH & HALSTED, LLC, an Illinois Limited Liability Company

By *Victor Ayala*
VICTOR AYALA

By *Timothy Loucopoulos*
TIMOTHY LOUCOPOULOS

By *Constantine Furlas*
CONSTANTINE FOURLAS

By *Chester Bachula*
CHESTER BACHULA

BOX 334 CTI

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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 VICTOR AYALA, TIMOTHY LOUCOPOULOS, CONSTANTINE FOURLAS, and CHESTER BACHULA, personally known to me to be the MEMBERS of the 16TH & HALSTED, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such VICTOR AYALA, TIMOTHY LOUCOPOULOS, CONSTANTINE FOURLAS and CHESTER BACHULA, signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of September 2006

Juditha A Seghers (Notary Public)
OFFICIAL SEAL
JUDITHA A SEGHERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/22/07

Prepared By: Lisa A. Marino, Attorney
Marino & Assoc., P.C.
3310 N. Harlem Ave.
Chicago, Illinois 60634

Mail To:
ROLAND BURRIS, II, ESQ
35 E. WACKER DRIVE, SUITE 500
CHICAGO, Illinois 60610

Name & Address of Taxpayer:
FRED LEBED
UNIT 205, 1610 S. HALSTED
CHICAGO, Illinois 60608

STATE OF ILLINOIS
SEP. 19. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0025400
FP 103032
0000030423

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
SEP. 19. 06
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0012700
FP 103034
0000030530

CITY OF CHICAGO
SEP. 19. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
CITY TAX

REAL ESTATE TRANSFER TAX
01905.00
FP 103033
0000010713

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 205 IN THE UNIVERSITY CROSSING LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, 23, 24 AND 25 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER *0625517077*, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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 HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-24 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT *0625517077*

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, 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.