

UNOFFICIAL COPY



Chicago Title
Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



Doc#: 0628433103 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2006 10:50 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR, Rosemont Bell LLC, a 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 corporation, CONVEY(S) and WARRANT(S) to Christy M. Koesters, 2239 W. Rosemont Ave #T, Chicago, IL 60659

(GRANTEE'S ADDRESS)
of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof
* - CHRISTY M. KOESTERS, A/K/A CHRISTY M. MONTESDEUCA AND SALVADOR MONTESDEUCA
THIS IS NOT HOMESTEAD PROPERTY AS TENANTS BY THE ENTIRETIES

SUBJECT TO:

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.

This deed is also subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

Permanent Real Estate Index Number(s): 14-06-107-017-0000
Address(es) of Real Estate: 2239 W. Rosemont Unit T, Chicago, Illinois 60659

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has

30+334

10/11/2006 10:50 AM

CNC
V/L by 11

CNC
S.M. V/L by 15

311

UNOFFICIAL COPY

caused its name to be signed to these presents by its manager, and attested by its _____ this
28th day of ~~September~~ 2006.

Rosemont Bell LLC

By Vasile Lohan
Vasile Lohan
manager

Attest _____

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 Vasile Lohan, personally known to me to be the manager of the Rosemont Bell LLC, and VASILE LOHAN, personally known to me to be the Manager of said corporation, 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 Vasile Lohan and manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of September ~~19~~ 2006



Nancy A. Wollenberg (Notary Public)

Prepared By and Return To:

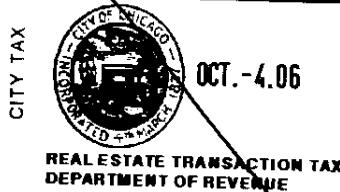
~~Law Offices of Ioana Salajama
101 N. Wacker St 101
Chicago, IL 60606~~

STEVEN L. NICHOLAS, ESQ,
1060 LAKE STREET
HANOVER PARK, IL 60133

Name & Address of Taxpayer:

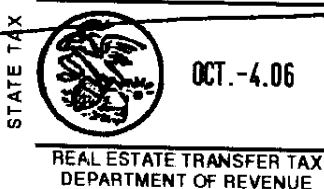
CHRISTY M. COLE ROESTERS
2239 W. Rosemont, Unit T
Chicago, Illinois 60659

CITY OF CHICAGO



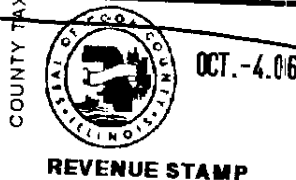
REAL ESTATE TRANSFER TAX
01335.00
0000012528
FP 102805

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX
00178.00
0000098089
FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX



REAL ESTATE TRANSFER TAX
00089.00
0000098326
FP 102802

UNOFFICIAL COPY

EXHIBIT 'A' Legal Description

Parcel 1

UNIT ~~2239-T~~ IN THE ROSEMONT -BELL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN BLOCK 8 IN WILLIAM L. WALLEN'S RESUBDIVISION OF THE VACATED WILLIAM L. WALLEN'S FABER ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0618018012 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office