

UNOFFICIAL COPY



Doc#: 0632241342 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2008 11:33 AM Pg: 1 of 3

103  
CTI(L) 008359467  
WARRANTY DEED

The Grantor Chicago Dynamo Properties II LLC, an Illinois limited liability company, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Miguel Suarez, of 3641 Westport Dr., Pingree Grove, IL. 60140, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

c/k/a 3403 N. Harding, Unit 3403-2, Chicago, Illinois 60618

PIN# 13-23310-017-0000 (affects this and other land)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes for 2006 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, 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) easements, agreements, conditions, covenants and restrictions of record, if any; (7) licenses affecting the Common Element.

DATED this 20 day of October, 2006. *310*

Chicago Dynamo Properties II, LLC  
An Illinois limited liability company

BY: *[Signature]*  
ITS: Manager

BOX 334 CTI

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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 Robert J. O'Connell, Manager of Chicago Dynamo Properties II LLC, an Illinois Limited Liability Company, a person 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 he signed, sealed and delivered the said instrument as his free and voluntary act, as such Manager for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of October, 2006.



*Lisa Mancini*  
 Notary Public

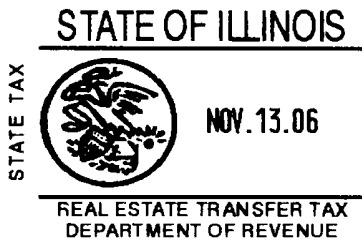
This instrument was prepared by Murray, Jensen & Wilson, Ltd., 101 N. WACKER DR., STE. 101, CHICAGO, ILLINOIS, 60606

MAIL TO:

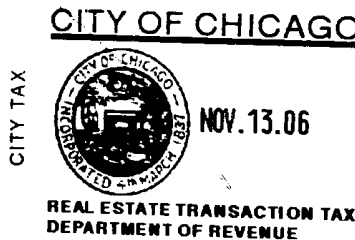
Lawrence Leibforth, Esq.  
 4001 W. 95<sup>th</sup> Street  
 Oak Lawn, IL. 60453

SEND SUBSEQUENT TAX BILLS TO:

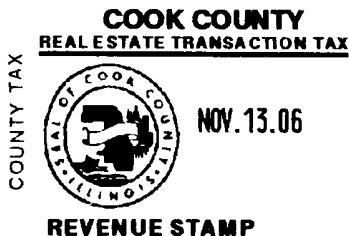
Miguel Suarez  
 3403 N Harding, #3403-2  
 Chicago, IL. 60618



# 0000032756	REAL ESTATE TRANSFER TAX
	00270.50
	FP 103032



# 0000011570	REAL ESTATE TRANSFER TAX
	02029.00
	FP 103033



# 0000032867	REAL ESTATE TRANSFER TAX
	00135.25
	FP 103034

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UNIT 3403-2 IN THE GARDENS AT HARDING & ROSCOE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 53 AND 54 IN HAENTZE AND WHEELER'S SUBDIVISION NUMBER 8 BEING A RESUBDIVISION OF BLOCK 8 IN K.K. JONES SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS APPENDIX D TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2006 AS DOCUMENT NUMBER 0626516106, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENTS. ASSIGNMENT OF THE LIMITED COMMON ELEMENTS IS INDICATED IN THE PROPOSED DECLARATION RECORDED AS DOCUMENT 0626516106.

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 PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.