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WARRANTY DEED

GRANTOR(S):

4714 W. BERTEAU 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

Currently Maintaining Office at:
1581 N. Quentin Rd.
Glenview, IL 60074



Doc#: 0633434009 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2006 08:28 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)
and WARRANT(S) to:

GREGORY QUINLAN AND GLORIA QUINLAN, HUSBAND AND WIFE

not in tenancy in common ^{BUT} ~~nor~~ in joint tenancy, but as ~~TENANTS BY THE ENTIRETY~~, the following described Real
Estate situated in the State of Illinois, to wit:

P.I.N.:

(Underlying Pins)
13-15-309-020-0000
13-15-309-021-0000

PROPERTY ADDRESS:

4714 W. BERTEAU AVENUE, UNIT 2W, CHICAGO, IL 60641

LEGAL DESCRIPTION:

SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS
AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND
EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

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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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT
THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER
ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND
EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET
FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS
OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY
EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR
UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING,
MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES
TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND
PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

City of Chicago

Dept. of Revenue

479816

11/29/2006 08:36 Batch 07220 3



Real Estate

Transfer Stamp

\$2,317.50

ALLIANCE TITLE CO.

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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 21st day of November, 2006

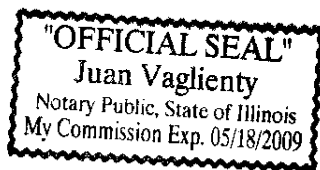
4714 W. Berteau LLC

by: [Signature]
by: Stanislaw Szeszowski,
President of Modern View, Inc.
its: Manager

by: [Signature]
by: Christopher Matysek
President of Sincerely, The Experts, Corp.
its: Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Stanislaw Szeszowski, President of Modern View, Inc., and Christopher Matysek, President of Sincerely, The Experts, Corp., the Managers of 4714 W. Berteau LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, 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 21st day of November, 2006



[Signature]
Notary Public

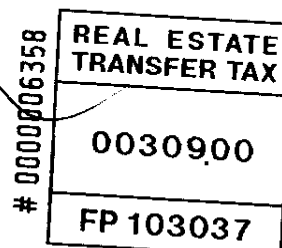
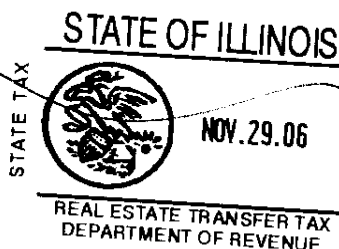
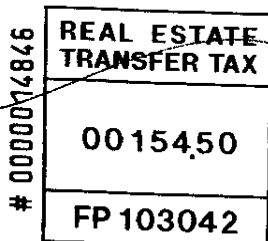
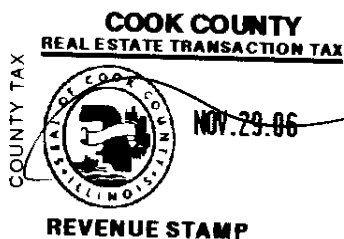
Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

Jorge A. Zimmermann
1425 W. Belmont Ave
CHICAGO, IL 60640

Send Subsequent Tax Bill To:

GLORIA QUINN
4714 W. Berteau Ave.
UNIT 2-W
CHICAGO, IL 60640



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EXHIBIT "A"

LEGAL DESCRIPTION:

UNIT NUMBER 2W IN THE 4714 WEST BERTEAU AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 15 (EXCEPT THE NORTH 18.00 FEET OF THE WEST 18.00 FEET THEREOF) OF LOT 15 IN BLOCK 53 IN LOMBARD'S ADDITION TO MONTROSE IN TOWNSHIP OF JEFFERSON, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1631916042 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE 8-4 AND STORAGE SPACE 2, AS LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.