

UNOFFICIAL COPY

RTC 5807
(2093)



WARRANTY DEED

Doc#: 0634205182 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/08/2006 02:26 PM Pg: 1 of 3

ILLINOIS

REPUBLIC TITLE CO.

Above Space for Recorder's Use Only

THE GRANTOR, 5006-08 Winchester, LLC, limited liability company created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the state of Illinois, of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to STEVEN M. TOTH, and MONICA C. MATHON, husband and wife, as tenants by the entirety, of 3308 34th Avenue, Minneapolis, Minnesota, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF HEREOF

hereby releasing 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.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF HREOF.

Permanent Real Estate Index Number: 14-07-410-010-0000 (UNDERLYING).

Address of Real Estate: 5006-08 N. Winchester, Unit 1W, Chicago, IL 60625.

The date of this deed of conveyance is 11-10-06

(SEAL) 5006-08 Winchester, LLC, an Illinois Corporation

By: _____
Janusz Luterek, Its Manager

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Janusz Luterek, the Manager of 5006-08 Winchester, LLC, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) Official Seal
(My Commission Expires 10/27/09)
Notary Public State of Illinois
My Commission Expires 10/27/2009

Given under my hand and official seal


Notary Public

3K9

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STATE TAX

STATE OF ILLINOIS



DEC. -6.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006249


REAL ESTATE TRANSFER TAX
00329.50
FP 103020

REPUBLIC TITLE CO

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC. -6.06

REVENUE STAMP

0000013362

REAL ESTATE TRANSFER TAX
00164.75
FP 103019

Property of Cook County Clerk's Office

UNOFFICIAL COPY

City of Chicago



Real Estate

Dept. of Revenue Transfer Stamp

481028

\$2,471.25

12/05/2006 11:33 Batch 07224 55

EXHIBIT "A"**Legal Description:****PARCEL 1:**

UNIT 1W IN 5006-08 N. WINCHESTER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 11 AND THE NORTH 10 FEET OF LOT 10 IN BLOCK 9 IN L.L. WHALING'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 IN CLYBOURNS ADDITION TO RAVENSWOOD IN THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 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 OCTOBER 3, 2006 AS DOCUMENT NUMBER 0627631001, 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 ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PIN: 14-07-410-010-0000 (underlying)

Address of Real Estate: 5006-08 Winchester, Unit 1W, Chicago, IL 60625

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.

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 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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

This instrument was prepared by:

*Kocinski Law Offices, LLC
401 E. North Ave., Suite 1
Villa Park, IL 60181*

Send subsequent tax bills to:

*Steven M. Toth
5006-08 Winchester, Unit 1W
Chicago, IL 60625*

Recorder-mail recorded document to:

*~~Steven M. Toth~~
5006-08 Winchester, Unit 1W
Chicago, IL 60625*

*JAY ZABZ
STE 3950
55 W MONROE
CHICAGO IL 60603*