

UNOFFICIAL COPY



Doc#: 0634557026 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/11/2006 08:03 AM Pg: 1 of 4

WARRANTY DEED

4373658

(2/4)

GIT

THIS INDENTURE, made this 8 day of NOVEMBER, 2006, between the Grantor, 2472 WEST FOSTER LLC, an Illinois Limited Liability Corporation and the Grantee(s), CHARLES J. BANADERA, SOLE OWNER of the City of \_\_\_\_\_, State of \_\_\_\_\_, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt and sufficiency of which is hereby acknowledged, does hereby CONVEY and WARRANT unto the party of the second part the following described real estate, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject only to: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration and a reservation by the Lincoln Center Condominium Association, NFP (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration; (4) Utility easements of record; (5) provisions of the Condominium Property Act of Illinois, as amended (the "Act"); and (6) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part forever.

Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the below 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 remaining property described therein.

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 and length herein.

PIN: 13-12-233-005-0000 (Affects property <sup>and</sup> underlying land)

# UNOFFICIAL COPY

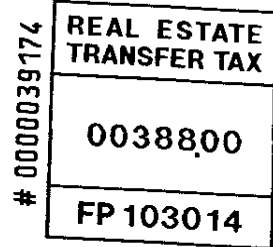
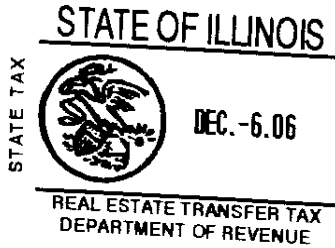
Common Address: 2472 West Foster, Unit 401, PU-1 & 2 Chicago, Illinois 60625

DATED THIS 8<sup>th</sup> DAY OF Nov, 2006.

2472 WEST FOSTER LLC  
BY S & S HOMEBUILDERS, LLC, It's Manager

By: [Signature]  
MICHAEL SCHWARTZ, ITS  
MANAGER/MEMBER

STATE OF Illinois )  
COUNTY OF COOK ) ss.



I, Stephanie Y. Butler, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL SCHWARTZ, MANAGER/MEMBER OF 2472 WEST FOSTER 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 and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8<sup>th</sup> day of November 2006

[Signature]  
Notary Public

Commission expires 12-10, 2006



This document prepared by:

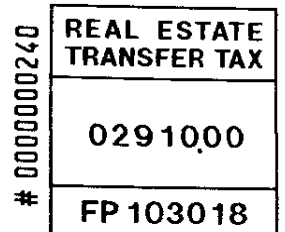
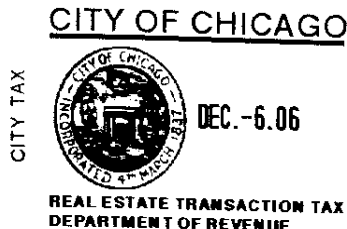
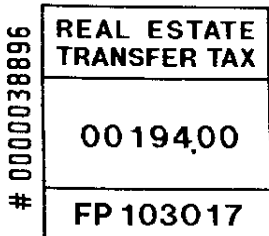
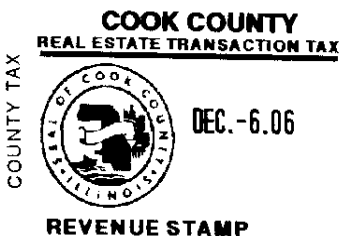
Vida Gosrisirikul  
D'Souza & Gosrisirikul, Ltd.  
2303 W. North Avenue  
Chicago, Illinois 60647

After recording return to:

William E. Hale  
Attorney at Law  
4001 W. Devon, Suite ~~506~~  
Chicago, IL 60646 502

Send future tax bills to:


Charles Banadera  
2472 W. Foster, Unit 401  
Chicago, IL 60625



# UNOFFICIAL COPY

## STATEMENT OF BOARD OF DIRECTORS OF LINCOLN CENTER CONDOMINIUM ASSOCIATION, NFP

I, the authorized agent of the Board of Directors of the LINCOLN CENTER CONDOMINIUM ASSOCIATION, NFP ("*Association*"), certify that there are no unpaid annual or special assessments arising by reason of the non-payment of common expenses for Unit 401, & PU-1 & 2. The water bill is paid by the Association. The water account number is to come. There is no property manager for this property. There is no right of first refusal.

  
\_\_\_\_\_  
Michael Schwartz, authorized agent for  
Lincoln Center Condominium Association,  
NFP

Dated: 11/8, 2006

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

ORDER NO.: 1301 - 004373688  
ESCROW NO.: 1301 - 004373688

1

STREET ADDRESS: 2472 WEST FOSTER AVENUE UNIT# 401  
CITY: CHICAGO ZIP CODE: 60625 COUNTY: COOK  
TAX NUMBER: 13-12-233-005-0000

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

UNIT 401 AND P-U 1 AND P-U 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LINCOLN CENTER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0632606059 IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.