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2071275/VL
MTC
WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

Doc#: 0634641103 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2006 12:05 PM Pg: 1 of 3

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M.G.R. TITLE

THE GRANTOR, 3215 N. FRANCISCO LLC, a Limited Liability Company, duly organized and validly 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 Members and Managers of said company, CONVEYS AND WARRANTS to Teresa Pacheco and Heriberto Vargas NOT HIS FELLOWERS IN COMMON BUT AS JOINT TENANTS.

of 2838 W. McLean, Chicago, Illinois 60647
the following 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

Address of Real Estate: UNIT(S) 3236-G
3215-17 N. FRANCISCO AVENUE
3234-36 N. ELSTON AVENUE
CHICAGO, ILLINOIS 60618

P. I. N.: 13-24-323-008-0000

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 7 day of December, 2006.

3215 N. FRANCISCO LLC,
an Illinois Limited Liability Company

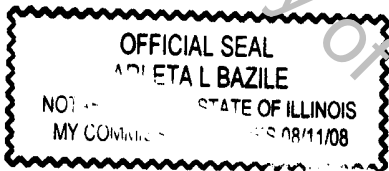
BY: Kyngin Ziel
Its Manager

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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 Krystyna Zejer, personally known to me to be the Manager of **3215 N. FRANCISCO LLC**, and 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 as such Manager she signed and delivered the said instrument, pursuant to authority given by the Members of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of December, 2006



Adrieta L. Bazile
NOTARY PUBLIC

Mail To:

Guillermo Alvarado
~~452 N. York Road~~ 575 S. York Rd, Suite 100
~~Elmhurst, Illinois 60126~~ Bensenville IL 60006

Name and Address of Taxpayer:

Teresa Pacheco
Heriberto Vargas
Unit 3236-G
3515-17 N. Francisco Avenue
3234-36 N. Elston Avenue
Chicago, Illinois 60618

City of Chicago
Dept. of Revenue
481808

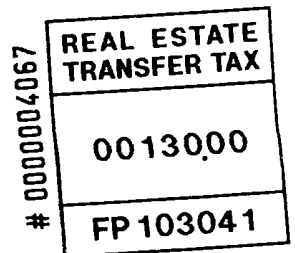
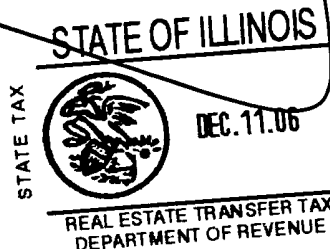
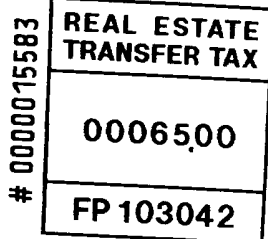
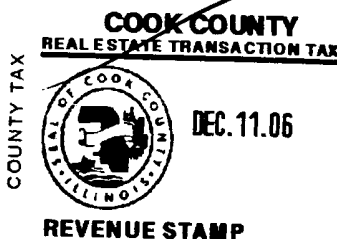


Real Estate
Transfer Stamp
\$975.00

12/11/2006 09:54 Batch 07228 47

Prepared By:

Steven E. Moltz
LAW OFFICES OF
STEVEN E. MOLTZ
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603



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LEGAL DESCRIPTION

UNIT 3236-G IN THE FRANCISCO-ELSTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN BLOCK 12 IN S.E. GROSS' UNTER DEN LINDEN ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART LYING SOUTHWEST OF CENTER LINE OF ELSTON ROAD SOUTH 18.787 CHAINS OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD AND EXCEPT 1 ACRES IN THE SOUTHEAST CORNER OF SAID TRACT), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0607910110 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 3236-G
3215-17 N. FRANCISCO AVE.
3234-36 N. ELSTON AVE.
CHICAGO, ILLINOIS 60618

PIN: 13-24-323-008-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0607910110 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.