

# UNOFFICIAL COPY

**WARRANTY DEED  
STATUTORY, ILLINOIS  
(Limited Liability Company to Individual)**



**Doc#: 0635301068 Fee: \$30.00**  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2006 10:23 AM Pg: 1 of 4

.....  
**THE GRANTOR,  
BELMONT, L.L.C., an Illinois  
Limited Liability Company,  
For and in consideration of  
TEN DOLLARS (\$10.00),  
In hand paid, and pursuant  
To authority given by the  
Members of said Company,  
CONVEYS and WARRANTS to**

**CORNELIU BOTEZ, not as Tenants in Common, not as Joint Tenants, not as Tenants by the  
Entirety, but as INDIVIDUAL.**

**The following described real estate situated in the County of COOK in the State of Illinois,  
to wit;**

**LEGAL DESCRIPTION IS ATTACHED**

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 premises not as Tenants in Common, not as  
Joint Tenants, not as Tenants by the Entirety, but as **INDIVIDUAL.**

**PERMANENT REAL ESTATE INDEX NUMBER: 13-19-433-027-0000**  
**13-19-433-028-0000**  
**13-19-433-029-0000**  
**13-19-433-030-0000**  
**13-19-433-031-0000**

**ADDRESS OF REAL ESTATE: 6444 WEST BELMONT AVE.  
UNIT 306  
CHICAGO, IL 60634**

There was no tenant of the above unit to waive any right of first refusal  
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 though the provisions of said Declaration were recited and stipulated at  
length herein.

.....  
**MAIL TO:  
CORNELIU BOTEZ  
6444 WEST BELMONT AVE.  
UNIT 306  
CHICAGO, IL 60634**

**SEND TAX BILLS TO:  
CORNELIU BOTEZ  
6444 WEST BELMONT AVE.  
UNIT 306  
CHICAGO, IL 60634**

**PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714**

NW6102406J/26103303  
10/3

BOX 333-CT1

APG  
C.C.

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**STATE OF ILLINOIS**  
 DEC. 15.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000034103

REAL ESTATE TRANSFER TAX
00294.50
FP 103032

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 DEC. 15.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000034210

REAL ESTATE TRANSFER TAX
00147.25
FP 103034

**CITY OF CHICAGO**  
 DEC. 15.06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 9302100000

REAL ESTATE TRANSFER TAX
02208.75
FP 103033

PROVIDED BY Cook County Clerk's Office



**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1**

**UNIT(S) 306** IN THE BELMONT RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 51, 52, 53, 54 AND 55 IN OLIVER L. WATSON'S SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTH EAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED **OCTOBER 25, 2006** AS DOCUMENT NO. **0629815172**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE OF GARAGE SPACE **G-11** and OUTDOOR SPACE **P-28** AND STORAGE SPACE **N/A** AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER **0629815172**, AS MAY BE AMENDED FROM TIME TO TIME.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR 2005 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR 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 AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT(S) OF THE AFORESAID UNIT HAVE WAIVED OR FAILED TO EXERCISE A RIGHT OF FIRST REFUSAL.

Commonly known as:

6444 W. BELMONT AVE., CHICAGO, IL 60634

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