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Warranty Deed
Statutory (ILLINOIS)
(Company to Individual)

Doc#: 0635302149 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2006 01:16 PM Pg: 1 of 4

Above Space for Recorder's use only

THE GRANTOR, TUSCANY TERRACE, LLC, an Illinois 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, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Members of said company, CONVEYS and WARRANTS to:

ANTHONY J. PELLEGRINI AND LUCIA M. PELLEGRINI
4849 NORTH OAK PARK AVENUE
CHICAGO, IL 60656

P.N.T.N.

HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY and not as Joint Tenants with a Right of Survivorship nor as Tenants in Common

_____, the following described 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.

Permanent Index Numbers: 09-36-429-005-0000; 09-36-429-006-0000; 12-01-206-009-0000;
12-01-206-010-0000; 12-01-206-011-0000; 12-01-206-012-0000;
12-01-206-013-0000; 12-01-206-014-0000; 12-01-206-015-0000
(Affects Underlying Land)

Address of Real Estate: Unit 304, 6400 North Northwest Highway, Chicago, IL 60631
TO HAVE AND TO HOLD said premises not as Tenants in Common, but as TENANTS BY THE ENTIRETY, FOREVER.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 1st day of December, 2006.

TUSCANY TERRACE, LLC,
an Illinois limited liability company

By: 6400 Management Corporation,
an Illinois corporation
Its: Manager

By: 
BARRY PAOLI
Its: President

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State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **BARRY PAOLI**, as President of 6400 MANAGEMENT CORPORATION, an Illinois corporation, the Manager of TUSCANY TERRACE, LLC, an Illinois limited liability company, who personally is 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, and as the free and voluntary act and deed of said corporation as Manager of TUSCANY TERRACE, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of **December, 2006**.

Commission Expires: **March 9, 2010**

Joann Fontana-Mueller

Notary Public



This instrument was prepared by: **Robert J. Di Silvestro, Di Silvestro & Associates,**
5231 North Harlem Avenue, Chicago IL 60656-1875

MAIL TO:

4848 N OAKPK AVE
Chicago IL 60656

SEND SUBSEQUENT TAX BILLS TO:

ANTHONY J. PELLEGRINI and LUCIA M. PELLEGRINI

6400 North Northwest Highway, Unit 304

Chicago, Illinois 60631

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LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER **304** IN TUSCANY TERRACE, A CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THOSE PARTS OF LOTS 1 TO 6 IN HENRY R. GUNTHER'S SUBDIVISION OF LOT 9 OF THE SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO AND NORTHWESTERN RAILROAD TOGETHER WITH THAT PART OF LOT 2 OF GOVERNMENT DIVISION OF THE NORTHEAST ¼ OF FRACTIONAL SECTION 1, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF CHICAGO AND NORTHWESTERN RAILROAD

WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 3, 2006 AS DOCUMENT NO. 0627622097, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE **P-26** AND STORAGE SPACE **S-19** AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT 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.

SUBJECT TO (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION (AND ANY AMENDMENTS THERETO) AND A RESERVATION BY THE DEVELOPER 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; (5) PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; (7) ACTS OF PURCHASER, (8) ENCROACHMENTS, IF ANY, AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.


c/k/a: 6400 North Northwest Highway, Unit **304**, Chicago, Illinois 60631

PIN: 09-36-429-005-0000; 09-36-429-006-0000; 12-01-206-009-0000; 12-01-206-010-0000;
12-01-206-011-0000; 12-01-206-012-0000; 12-01-206-013-0000; 12-01-206-014-0000;
and 12-01-206-015-0000

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STATE OF ILLINOIS

STATE TAX



DEC. 18. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000028862

REAL ESTATE TRANSFER TAX
00284.00
FP 103021

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



DEC. 18. 06


REVENUE STAMP

0000028862

REAL ESTATE TRANSFER TAX
00142.00
FP 103025

CITY OF CHICAGO

CITY TAX



DEC. 18. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012663

REAL ESTATE TRANSFER TAX
02130.00
FP 103026

Property of Cook County Clerk's Office