

UNOFFICIAL COPY

WARRANTY DEED

JOINT TENANCY

Statutory (Illinois)

(L.L.C. to Individual)

2006-02168-PT *WbA*



Doc#: 0635311025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2006 10:00 AM Pg: 1 of 3

MAIL TO:

George Pietrzyk
Attorney at Law
422 N. Northwest Highway, #150
Park Ridge, IL 60068-3261

NAME & ADDRESS OF TAXPAYER:

Matthew Klara and Tracy Lemke
2744 N. Bosworth #1W & PS3
Chicago, IL 60614

THE GRANTOR: FALS Development, L.L.C., a 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 Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Operating Agreement of said company, CONVEY AND WARRANTS to Matthew *M.* Klara and Tracy *M.* Lemke, 2209 Green Valley Road, Darien, IL 60561, not in Tenancy in Common, but in Joint Tenancy, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 14-29-300-036-0070
Property Address: 2744 N. Bosworth #1W & PS3, Chicago, IL 60614

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 Unit #1W has waived or has failed to exercise the right of first refusal

In Witness Whereof, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to the presents by its Managing Partner, this 11th day of October, 2006.

IMPRESS
CORPORATE SEAL
HERE

Name of Company: FALS Development, L.L.C., a Limited Liability Company

By *[Signature]* (SEAL)
Managing Member

300

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

City of Chicago

Dept. of Revenue

477012

11/08/2006 11:42 Batch 00716 68



Real Estate

Transfer Stamp

\$1,530.00

STATE OF ILLINOIS

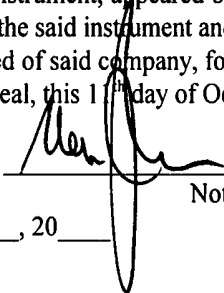
UNOFFICIAL COPY

County of COOK

)SS
)

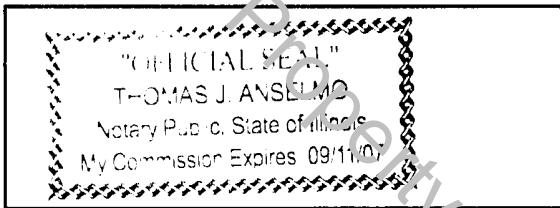
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven Spielman personally known to me to be the Managing Member of FALS Development, L.L.C., and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Member, he signed and delivered the said instrument and caused the company seal of said company, as his 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 notarial seal, this 11th day of October, 2006.



Notary Public

My commission expires on _____, 20____



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT
DATE:

NAME AND ADDRESS OF PREPARER:

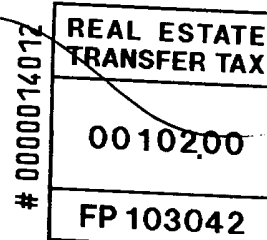
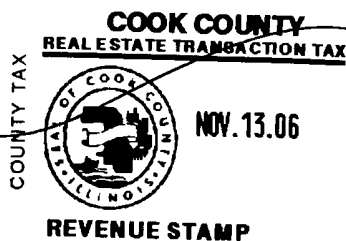
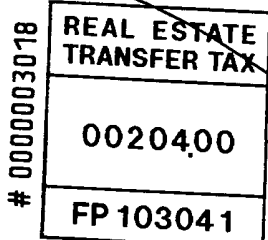
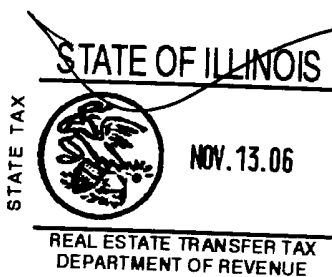
Thomas J. Anselmo
1807 W. Diehl Road, #333
Naperville, IL 60563-1890

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

RE580

TO _____ FROM _____
WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)



UNOFFICIAL COPY

PARCEL 1:

UNIT NO. 1W IN THE 2744 NORTH BOSWORTH AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 IN LEMBEKE'S ADDITION TO CHICAGO SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET THEREOF AND EXCEPT THE WEST 52 FEET OF THE NORTH 116 FEET THEREOF) IN BLOCK 45 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 06-21931007 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-5 AND D-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 06-21931007.

Property of Cook County Clerk's Office