

UNOFFICIAL COPY

marquis 0612552
WARRANTY DEED *1 of 2*
Corporation to Individuals
~~Joint Tenancy~~



Doc#: 0635531067 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2006 12:26 PM Pg: 1 of 4

This agreement, made this 18TH day
of DECEMBER, 2006, between
4149 NORTH TRIPP LLC

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, party
of the first part, and

JOSE UZHCA

party of the second part, WITNESSETH, that the party of the first part, for and in consideration
of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party
of the second part, the receipt of which is acknowledged, and pursuant to the authority of the
Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN, ~~WARRANT,~~
AND CONVEY unto the party of the second part, ~~JOSE UZHCA~~, and to ___ heirs and assigns,
FOREVER, all the following described real estate, situated and described as follows, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

PIN: 13-15-415-003-0000 (*underlying PIN*)

COMMONLY KNOWN AS : 4149 N. TRIPP #5, CHICAGO, IL 60641

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements;
Existing leases and tenancies; special governmental taxes or assessments for improvements not
yet completed; unconfirmed special governmental taxes or assessments; and general real estate
taxes for 2006 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in
Anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues
and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the
party of the first part, either in law or equity, of, in and to the above described premises, with the
hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above
described, with the appurtenances, unto the party of the second part, ___ heirs and assigns forever.

CHICAGO TITLE INSURANCE COMPANY

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Christopher S. Koziol
5710 N. Northwest Hwy
Chicago, IL 60646

A Policy Issuing Agent of Chicago Title Insurance Company

File No: 0612552

EXHIBIT A

Legal:

PARCEL 1:
UNIT 5 IN THE 4149 NORTH TRIPP AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5 IN BLOCK 18 IN IRVING PARK, BEING A SUBDIVISION OF THE SE 1/4 OF SECTION 15 AND THE N 1/2 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 11, 2006 AS DOCUMENT 0622339010, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AND STORAGE SPACE S-5, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT _____.

0622339010

Address: 4149 North Tripp Avenue Unit 5, Chicago, IL 60641

PIN: 13-15-415-003-0000 underlying

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

Attest: *Elizabeth Zajac* (SEAL)
ELIZABETH ZAJAC, a managing Member

State of Illinois,
County of Cook ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELIZABETH ZAJAC personally known to me to be the managing member of said Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of December, 2006

Commission expires _____, 20____
Christopher S. Koziol
NOTARY PUBLIC

This instrument prepared by Christopher S. Koziol, 5710 N. Northwest Hwy, Chicago, IL 60646


MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
<u>JOSE UZHCA</u>	_____
<u>UNIT 5</u>	_____
<u>4149 N. Tripp</u>	_____
<u>Chicago, IL 60646</u>	
Recorder's Office Box No. _____	

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Property of Cook County Clerk's Office

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
483940 \$1,102.50
12/21/2006 09:40 Batch 05360 6



COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

DEC. 21. 06
REVENUE STAMP

0000016197
**REAL ESTATE
TRANSFER TAX**
0007350
FP 103042

STATE OF ILLINOIS
STATE TAX

DEC. 21. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004547
**REAL ESTATE
TRANSFER TAX**
00147.00
FP 103041