

103 PK

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STATUTORY, ILLINOIS
(Limited Liability Company to Individual)
NW 6100217/21.09.7.21.21.....

Doc#: 0700235052 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 08:22 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

LESZEK SZELEST, 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 307
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:
LESZEK SZELEST
6444 WEST BELMONT AVE.
UNIT 307
CHICAGO, IL 60634

SEND TAX BILLS TO:
LESZEK SZELEST
6444 WEST BELMONT AVE.
UNIT 307
CHICAGO, IL 60634

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

0700235052

4K9

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 28. 06
 # 000034623
 REAL ESTATE TRANSFER TAX
 00251.00
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 28. 06
 # 000034730
 REAL ESTATE TRANSFER TAX
 00125.50
 FP 103034

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 CITY TAX
 DEC. 28. 06
 # 0000012225
 REAL ESTATE TRANSFER TAX
 01883.00
 FP 103033

COOK COUNTY CLERK'S Office

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LEGAL DESCRIPTION

PARCEL 1

UNIT(S) 307 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-15** 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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