

### **UNOFFICIAL COPY**

STATUATORY, ILLINOIS
(Limited Liability Company to Individual)

Limited Liability Company,
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** 



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

**LESZF'A SZELEST,** not as Tenants in Common, not as Joint Tenants, not as Tenants by the Entirety, Fut 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 17-19-433-031-0000

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 fo.th in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigne, 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

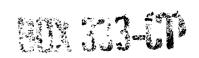
SEND TAX BILLS TO: LESZEK SZELEST

6444 WEST BELMONT AVE.

**UNIT 307** 

**CHICAGO, 1L 60634** 

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



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#### **LEGAL DESCRIPTION**

#### **PARCEL I**

**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 '4 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 DELINIZATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 106239 15172, 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 CV FIRST REFUSAL.

Commonly known as:

6444 W. BELMONT AVE., CHICAGO, IL 60634

PERMANENT REAL ESTATE INDEX NUMBER(S):

13-19-433-027-0000 13-19-433-028-0000 13-19-433-029-0000 13-19-433-031-0000

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member or Manager, this 26 day of 02 day..., 2006.

BELMONT, L.L.C.

An Illinois limited liability company

By: Stanislaw Sobieski

Manager

Stopenty Or Coop) STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public io and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stanislaw Sobjest is personally known to me to be the Manager of BELMONT, L.L.C., an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and who appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the Members of the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this .7 bt/

2006.

Commission Expires:

JO ANNE STANISLAWSKI

Notary Public