

2007823  
MERCURY TITLE COMPANY, LLC.

UNOFFICIAL COPY

**WARRANTY DEED**  
**(Limited Liability Limited Partnership to Individual)**  
**(Illinois)**



Doc#: 0700341191 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2007 03:20 PM Pg: 1 of 2

M.G.R. TITLE

THIS AGREEMENT, made this 28<sup>th</sup> day of December, 2006 between RCAR VENTURES, LLLP, a Limited Liability Limited Partnership 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 Ana Saulog, 6015 N. Mozart, Unit 301, Chicago, Illinois 60625, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said Limited Liability Limited Partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Unit 301 and Garage Unit G-2, in AMADEUS COURT CONDOMINIUMS on a survey of the following described real estate:

LOT 8 TO 12 IN BLOCK 1 IN NIXON AND PRASSAS LINCOLN AND PETERSON AVENUE ADDITION TO NORTH EDGEWATER IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of Condominium recorded as Document No. 0611044027 together with its undivided percentage interest in the common elements.

"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 THIS UNIT HAS WAIVED THEIR RIGHT OF FIRST REFUSAL.

P.I.N.: 13-01-130-029 and 13-01-130-034

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, 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, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any

# UNOFFICIAL COPY

manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Number(s): 13-01-130-029 and 13-01-130-034

Address(es) of Real Estate: 6015 N. Mozart, Unit 301, Chicago, Illinois

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 RCAR VENTURES, LLLP, an Illinois Limited Liability Limited Partnership by the General Partner, Development by Real Concord, Inc., by Eugene Rapoport, its president, the day and year first above written.

RCAR VENTURES, LLLP, an Illinois Limited Liability Limited Partnership

BY: E. Rapoport  
DEVELOPMENT BY REAL CONCORD, INC., an Illinois Corporation by Eugene Rapoport, its President, as General Partner

This instrument was prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, Illinois 60712

MAIL TO:  
Ivan Mendoza  
3144 w. Montrose  
Chicago, Illinois 60618

SEND SUBSEQUENT BILLS TO:  
Ana V. Saulog  
6015 N. Mozart, Unit 301  
Chicago, Illinois 60652

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
485038 \$2,385.00  
12/29/2006 09:33 Batch 02236 3



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that RCAR VENTURES, LLLP, an Illinois Limited Liability Limited Partnership by the General Partner, Development by Real Concord, Inc., by Eugene Rapoport, its president, personally known to me to be the Secretary of said Limited Liability Limited Partnership, 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 and delivered the said instrument and caused the corporate seal of said Limited Liability Limited Partnership to be affixed thereto, pursuant to authority, given by the Board of Directors of said Limited Liability Limited Partnership as their free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of December,  
Karen Murawski  
Notary Public  
Commission Expires: 11/3/2010

