

2071826/116 mtc

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WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc#: 0700941069 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2007 03:03 PM Pg: 1 of 2

THIS AGREEMENT, made this 4 day of January, 2007 between DANIEL PARTNERS, LLC, a 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, party of the first part, and Carmen Hedean, 4812 N. Avers, Unit 4812-GW, 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:

M.G.R. TITLE

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 corporation, 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 4812-GW in THE AVERS CONDOMINIUMS on a survey of the following described real estate:

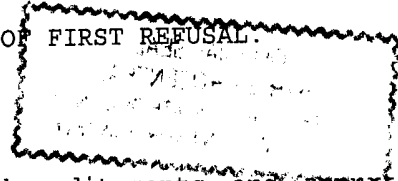
THE NORTH 116 FEET OF THE SOUTH 231 FEET OF THE EAST 1/2 OF BLOCK 6 IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY DANIEL PARTNERS, LLC, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0623510031 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

"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.: 13-11-323-024-0000



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.

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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 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 2007 and subsequent years.

Permanent Real Estate Number(s): 13-11-323-024-0000

Address(es) of Real Estate: 4812 N. AVERS, UNIT 4812-GW, CHICAGO, ILLINOIS 60625

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

DANIEL PARTNERS, LLC

BY: [Signature]

Manager

Instrument prepared by: Phillip I. Rosenthal, 3700 W. Devon, #E, Lincolnwood, IL 60712

MAIL TO:
Phillip I. Rosenthal
3700 W. Devon, Suite E
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO:
Carmen Hedeau
4812 N. Avers, UNIT 4812-GW
Chicago, Illinois 60625

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 Daniel Capota is personally known to me to be the Manager of DANIEL PARTNERS, LLC; an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed and delivered the said instrument and caused the Company seal of said Company to be affixed thereto, as their 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 official seal, this 4 day of January, 2007.

Notary Public [Signature]

My Commission Expires: 8-18-08

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
486480 \$1,492.50
01/09/2007 10:06 Batch 07242 47

