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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0701140129

Doc#: 0701140129 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2007 11:59 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 825
Chicago, IL 60602
312-849-4243

511278 1 of 3

THE GRANTOR, CONTEMPORARY ARMS, LLC, a limited liability company created and existing under and by virtues of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S) to**

JERRY
JERRY KOMLO

(GRANTEE'S ADDRESS) 415 E. Irving Park, Apt. 2N, Wood Dale, IL 60191

of the County of COOK, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; the Act; the Declaration and the Condominium Documents, applicable zoning and building laws and ordinances; covenants, conditions, restrictions, encroachments and easements of record (noen of which shall in any way affect the use and occupancy of the Purchased Unit); acts done or suffered by Purchaser or anyone claiming thourgh Purchaser; utiltiy eacemtns whether recorded or unrecorded.

Permanent Real Estate Index Number(s): 12-25-215-049-0000

Address(es) of Real Estate: UNIT 2H , 7206 W. WELLINGTON, CHICAGO, Illinois 60634

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, this _____ day of December , 2006.

CONTEMPORARY ARMS, LLC, an Illinois Limited Liability Company

By Nicholas P. Pansino
NICHOLAS P. PANSINO
Managing Member

3013

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 2H IN THE 7206 WELLINGTON PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 19, 20, 21, 22, 23, AND 24 IN BLOCK 2 IN H.O.STONE AND COMPANY'S SUBDIVISION OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEDICATED FOR BELMONT AVENUE AND EXCEPT THAT PART LYING NORTH OF BELMONT AVENUE), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0627127039, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN 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 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 HEREIN.

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 EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PARCEL 2:

THE EXCLUSIVE RIGHT AS LIMITED COMMON ELEMENTS TO USE OF PARKING SPACE, P-15.

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 HEREIN.

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 EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

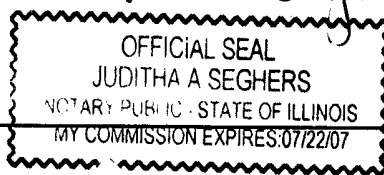
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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that NICHOLAS P. PANSINO, personally known to me to be the Managing Member of the CONTEMPORARY ARMS, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such NICHOLAS P. PANSINO and Managing Member signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of December 2006

Juditha A. Seghers (Notary Public)



Prepared By: *Lisa A. Marino, Attorney*
Marino & Assoc., P.C.
3310 N. Harlem Ave.
Chicago, Illinois 60634



Mail To:
JULITA KOCINSKI, ESQ.
401 EAST NORTH AVENUE, SUITE 1
VILLA PARK, Illinois 60181-1218

Name & Address of Taxpayer:
JERRY KOMLO
UNIT 3H, 7206 W. WELLINGTON #2H
CHICAGO, Illinois 60707

CITY OF CHICAGO
CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
JAN.-8.07
0000027188
REAL ESTATE TRANSFER TAX
01136.25
FP 102807

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN.-8.07
0000037948
REAL ESTATE TRANSFER TAX
00075.75
FP 102810

STATE OF ILLINOIS
STATE TAX
JAN.-8.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000038014
REAL ESTATE TRANSFER TAX
00151.50
FP 102804

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