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



Doc#: 0701241051 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2007 11:34 AM Pg: 1 of 2

THIS AGREEMENT, made this 6
day of January, 2007 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 Patricia Saltouros,
261 Steeplechase Barrington,
Illinois 60010, 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 107 and Garage Unit G-6, 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

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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): 13-01-130-029 and 13-01-130-034

Address(es) of Real Estate: 6015 N. Mozart, Unit 107, 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:
Helen Chaharabakhshi
6600 Lincoln Ave.
Lincolnwood, Illinois 60712

SEND SUBSEQUENT BILLS TO:
Patricia Salteuros
6015 N. Mozart Unit 107
Chicago, Illinois 60659

City of Chicago
Dept. of Revenue
487190



Real Estate
Transfer Stamp
\$2,362.50

01/11/2007 14:01 Batch 07244 94

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 6 day of January, 2007.

Notary Public
Commission Expires

