

WARRANTY DEED

2071824
MERCURY TITLE COMPANY, LLC
1cc1 Rhy

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07026260530

Doc#: 0702626053 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2007 11:59 AM Pg: 1 of 2

THIS AGREEMENT, made this 24 day of January, 2007, by and between 5756 CAMPBELL, L.L.C., an Illinois limited liability 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 Blakley Family, LLC, an Illinois limited liability company, 2940 Moon Hill Drive, Northbrook, Illinois 60062, party of the second part,

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 Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN, WARRANT AND CONVEY unto the party of the second part, and to its successors 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:

PARCEL 1:

Unit 2509-1 in THE ARDMORE CONDOMINIUMS, as delineated on a survey of the following described real estate:

LOT 1 IN BLOCK 19 IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ (EXCEPT THE WEST 33 FEET THEREOF) AND THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ 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 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0617444025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0617444025.

"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.

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

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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): 13-01-421-020-0000

Address(es) of Real Estate: 2509 W. Ardmore, Unit 2509-1, Chicago, Illinois 60659

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 its Manager the day and year first above written.

5756 CAMPBELL, L.L.C.

BY: _____

Raphael Venter, Manager

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W. Devon, Suite E, Lincolnwood, IL 60712

MAIL TO:

Howard A. Balikov
555 Skokie Blvd., #400
Northbrook, Illinois 60062

SEND SUBSEQUENT BILLS TO:

Blakley Family, LLC,

~~2509 W. Ardmore, Unit 2509-1~~

~~Chicago, Illinois 60659~~

2940 Moonhill Drive
Northbrook, IL 60062

OR RECORDER'S OFFICE BOX NO. _____

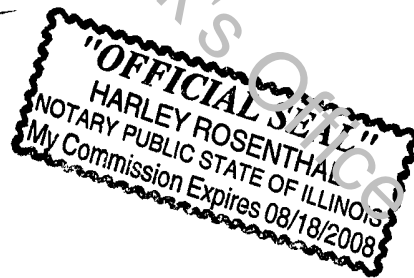
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Teofil Scorte or Ralph Venter are personally known to me to be the Managers of 5756 CAMPBELL, L.L.C., an Illinois Limited Liability Company, 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 Managers, they signed and delivered the said instrument and caused the seal of said Company to be affixed thereto, pursuant to authority, given by their authority 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 17 day of January, 2007.

Notary Public _____

My Commission Expires: 8-18-08



City of Chicago

Dept. of Revenue

Real Estate

Transfer Stamp

489234

\$1,702.50

01/25/2007 10:27 Batch 00751 26

